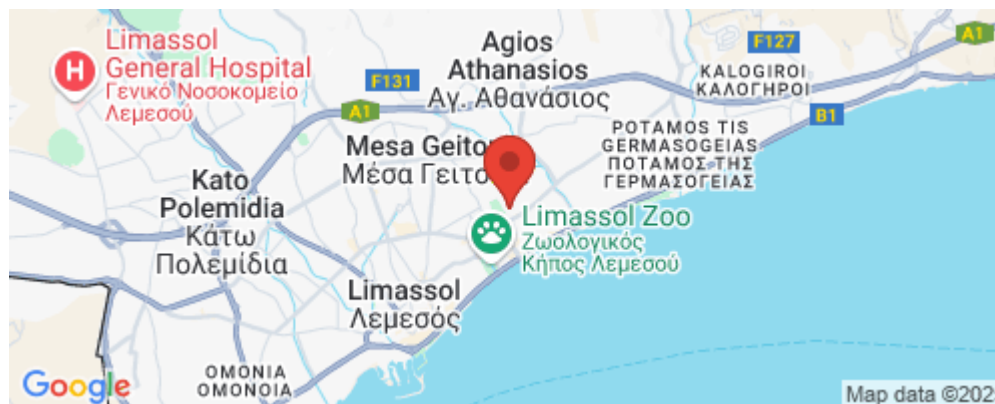


## 52m<sup>2</sup> Apartment for Sale in Larnaca - Agios Nikolaos, Limassol District

A vibrant, long-awaited urban “co-working” project in the heart of Limassol, where families can find their homes and working professionals – their ideal working spaces. The state-of-the-art commercial and residential complex is tailored for innovation, growth and quality living. A co-working project, as the future of real estate, now available for a try-out.



In the very heart of Limassol, Agios Nikolaos, you may find a stunning complex of 4 residential and 1 commercial buildings. Located next to the Griva Digeni street – the center of retail, business and health. An envious place to work and live at – close walking proximity to some of Limassol’s finest bars and...

### Property Info

Covered Area	<b>52</b>
Covered Veranda	<b>14</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>2569</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Larnaca - Agios Nikolaos  
**Coordinates:** **34.691177209562 / 33.058108098743**

Region: **Limassol**

## Price: €370 000 + VAT

VAT for this property is **€18,500** or **€70,300**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>~€11 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 115.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€330 000 on Apr 8, 2025

€370 000 on May 9, 2025

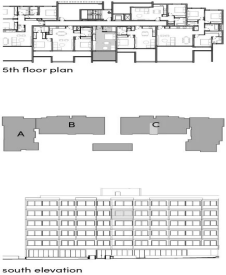








block C  
apartment C504



5th floor



block c		block d	
UNIT N°	TOTAL AREA M²	UNIT N°	TOTAL AREA M²
C501	90.80	D501	135.96
C502	196.96	D502	94.15
C503	97.25	D503	93.97
C504	69.56	D504	140.21
C505	149.65	D505	148.98
C506	189.33	D506	91.99