

3 Bedroom 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	150
Covered Veranda	31
Floor Number	5
Total Number of Floors	5
Energy Efficiency	A
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	2576
Property type	Apartment
Condition	Under Construction
Bathrooms	3

Amenities

- Parking

Location

Location: Larnaca - Agios Nikolaos
Coordinates: **34.691168387973 / 33.058097373601**

Region: **Limassol**

Price: €950 000 + VAT

VAT for this property is **€47,500** or **€180,500**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€6 333.00/m²		

Representative: RealDeal Estates

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

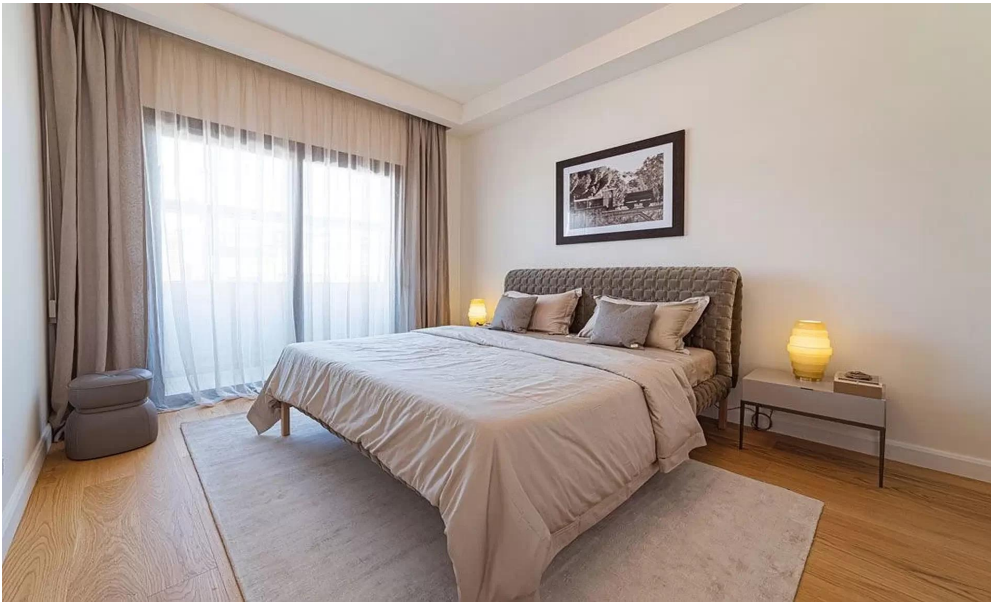
Price change history

€860 000 on Apr 8, 2025

€950 000 on May 9, 2025

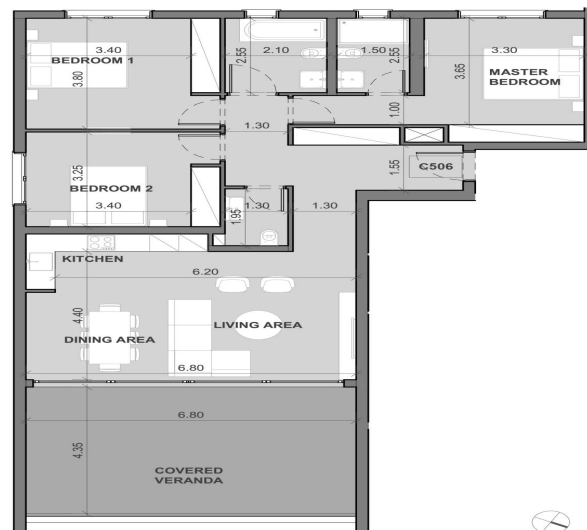








The top drawing is the 5th floor plan, showing a complex arrangement of rooms, corridors, and service areas. Rooms are labeled with numbers such as 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600. The bottom drawing is the south elevation, showing the building's facade with a grid of windows and doors. The elevation is labeled 'P1' at the top center and 'south elevation' at the bottom left.



block d

TOTAL AREA M ²	UNIT N°	TOTAL AREA M ²
90.80	D501	135.96
195.96	D502	94.15
97.25	D503	93.97
69.66	D504	140.21
148.85	D505	148.98
189.73	D506	91.93

block c		block d	
UNIT N°	TOTAL AREA M²	UNIT N°	TOTAL AREA M²
C501	99.80	D501	135.96
C502	195.96	D502	94.15
C503	97.26	D503	93.97
C504	69.56	D504	140.21
C505	149.85	D505	148.98
C506	189.33	D506	91.99