

## 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 Nicolaos, 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	Plot / Area Info	Additional info	
Covered Area	<b>150</b>		
Covered Veranda	<b>31</b>		
Floor Number	<b>5</b>	Pool	<b>Common, Yes</b>
Total Number of Floors	<b>5</b>	Parking	<b>Covered, Yes</b>
Energy Efficiency	<b>A</b>		
Heating	<b>Underfloor Heating, Yes</b>		
Air Conditioning	<b>All rooms, Yes</b>		

Amenities	Location	Region
• Parking	<b>Location:</b> Larnaca - Agios Nikolaos <b>Coordinates:</b> 34.691168387973 / 33.058097373601	<b>Limassol</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€6 333.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

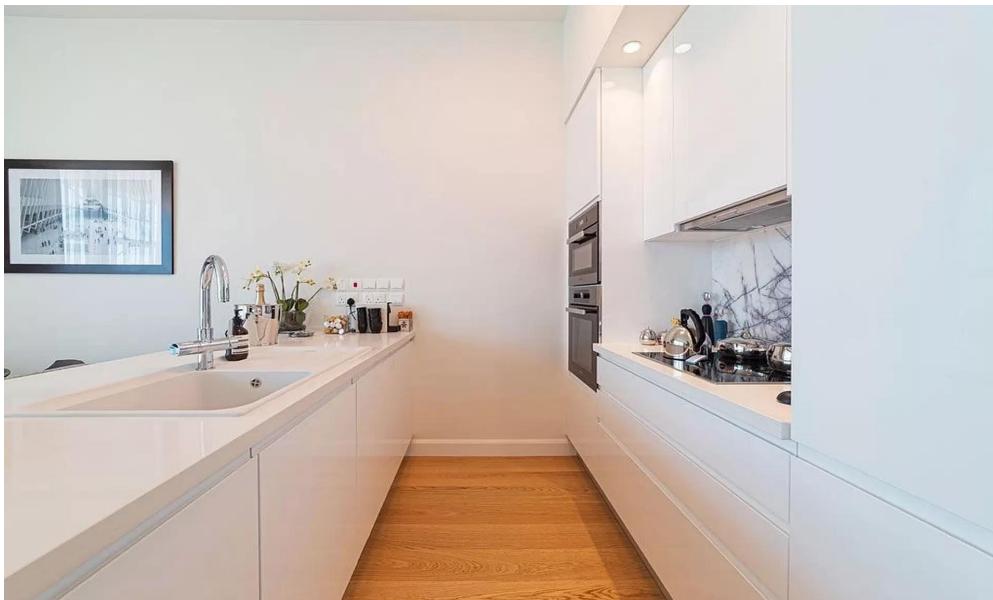
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€860 000 on Apr 8, 2025

€950 000 on May 9, 2025

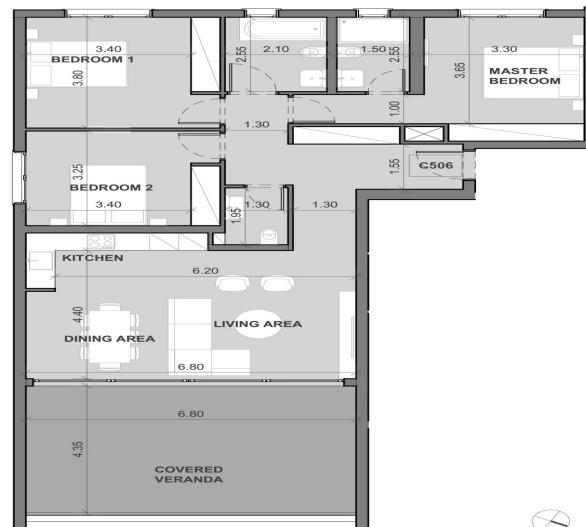




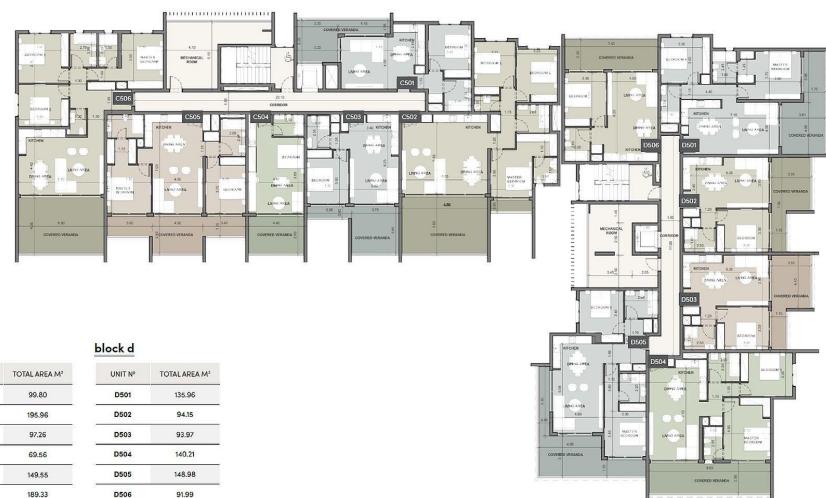




block C  
apartment C506



5th floor



block c

UNIT N°	TOTAL AREA M <sup>2</sup>
C501	99.80
C502	196.96
C503	97.26
C504	69.66
C505	149.55
C506	189.33

block d

UNIT N°	TOTAL AREA M <sup>2</sup>
D501	135.96
D502	94.15
D503	93.97
D504	140.21
D505	148.98
D506	91.99