

## 3 Bedroom Apartment for Sale in Limassol District

For sale: This modern off-plan apartment offers an internal space of 120 m2 and is located on the first floor of a five-story building with an elevator. The layout includes three comfortable bedrooms and two stylish bathrooms, making it an excellent choice for families or those needing extra space to work from home. The apartment features underfloor heating for year-round comfort.



Located in the popular area of Agios Nicolaos, you will enjoy easy access to shops, restaurants, schools, and public transportation. Agios Nicolaos is known for its peaceful residential streets, friendly neighborhood feel, and convenient location close to everything you need for daily life.

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Property Info		Plot / Area Info		<b>Additional info</b>	
Covered Area Heating Air Conditioning	120 Underfloor Heating, Yes All rooms, Yes	Pool Parking	Yes Uncovered, Yes	Reference Numbe Property type Condition Bathrooms	r 14200 Apartment Brand New 2

## Amenities Location

• Gym

Coordinates: **34.691232767213** / **33.058050921613** 



**Price: €850 000 + VAT** 

VAT for this property is **€42,500** or **€161,500**. 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

Price per SQM €7 083.00/m²

Common expenses None

## **Representative: Purple International Real Estate**

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## **Price change history**

€850 000 on May 2, 2025



























