

## Building for Sale in Larnaca - Agios Nikolaos, Limassol District

Building for sale in the center of Limassol for commercial and residential use with TITLE DEEDS.

It is located only 15 min walking distance from the prestigious Arch.Makariou III Avenue, 7 min by car from Limassol Marina, 9 min by car to the Cyprus University of Technology. Nearby, you can find schools and all the amenities needed for personal and commercial use. The perfect point is that combines quiet closely to the center of Limassol avoiding the daily traffic. The building consists of: One 3-bedroom apartment 108 m2 on the first floor with two bathrooms, spacious living room and kitchen, extra small kitchenette, parking, balcony (photos), entire first floor(front and back views...

### Property Info

Energy Efficiency  
Air Conditioning

**D**  
**All rooms, Yes**

### Plot / Area Info

Plot area **266**

### Additional info

Reference Number	<b>236535</b>
Property type	<b>Building</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>5+</b>

### Amenities

#### Location

**Location:** Larnaca - Agios Nikolaos Region: **Limassol**

**Price: €770 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee	<b>~€27 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>N/A</b>		

**Representative: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

**Price change history**

€770 000 on May 7, 2025





