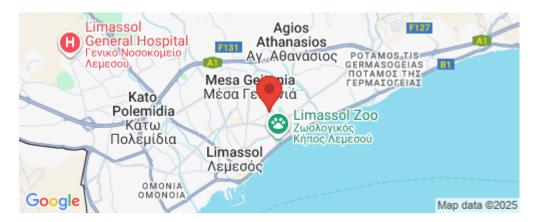


## 3 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos, Limassol District

The project is a selection of 6 unique apartments and two penthouses located in the heart of the city in the prestigious area of Agios Nikolaos in Limassol, within walking distance from the sea.



The project embodies the best of modern living, combined with beautiful and practical spaces and highquality materials. Offering the sea and the city view with uninterrupted scenic green mountains for priceless moments of a wonderful life.

Property Info		Plot / Area Info		Additional info	
Covered Area	140			Reference Number	4547
Covered Veranda	23			Property type	<b>Apartment</b>
Uncovered Veranda	7	Parking	Covered, Yes	Condition	<b>Brand New</b>
Floor Number	4			Bathrooms	3
Total Number of Floors	4			View	City view

## Amenities Location

• Roof Garden

Location: Larnaca - Agios Nikolaos

Region: Limassol

Coordinates: **34.6906831991** / **33.052142849093** 



**Price: €700 000 + VAT** 

VAT for this property is €35,000 or €133,000. 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 €5 000.00/m²

Common expenses None

## **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**

€700 000 on May 8, 2025

















