

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

Characteristics of the apartment

- ✓ Open plan kitchen and living area
- ✓ 3 bedrooms
- ✓ En suite
- ✓ Family bathroom
- ✓ Covered veranda 48.2 m<sup>2</sup>
- ✓ Internal area 136 m<sup>2</sup>
- ✓ Total covered area 184.2 m<sup>2</sup>
- ✓ Uncovered veranda 11.3 m<sup>2</sup>
- ✓ Private parking space for 2 cars
- ✓ Private storage



A new residential project is situated in the heart of Limassol, in the Mesa Geitonia area. This stylish seven-apartment building perfectly combines the vibrant energy of the city with the comfort of everyday living, offering everything needed for a permanent residence or a smart investment.

The building features spacious 1-, 2...

### Property Info

Covered Area	<b>184</b>
Covered Veranda	<b>48</b>
Uncovered Veranda	<b>11</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool

**Common, Yes**

### Additional info

Reference Number	<b>8584</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

### Location



• Elevator

**Location:** Larnaca - Agios Nikolaos

Region: **Limassol**

Coordinates: **34.691538893922 / 33.053601980209**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €1 020 000 + VAT

VAT for this property is **€77,387** or **€193,800**. 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	<b>~€37 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 543.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€1 020 000 on Aug 16, 2025



