

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

This vibrant Limassol project presents a harmonious blend of modernity and comfort in the heart of the city. The complex offers to the “live and work” community a secure, gated environment with four blocks of elite apartments and a commercial building with contemporary offices and retail spaces. Families will find their ideal homes, complemented by the conveniences of a prime location near bustling Limassol’s centre, beaches, schools, dining, shopping, and cultural venues.

This mixed-use development provides a dynamic landscape for live, work, and play. Residents enjoy the exclusive use of in-house facilities such as a gym, spa, communal swimming pool, and a sophis...

### Property Info

Covered Area	<b>156</b>
Covered Veranda	<b>36</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>8411</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Larnaca - Agios Nikolaos    Region: **Limassol**  
**Coordinates:** **34.691175 / 33.05814**

## Price: €930 000 + VAT

VAT for this property is **€51,508** or **€176,700**. 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>~€33 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 962.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€930 000 on Jan 23, 2026









