

### 3 Bedroom Apartment for Sale in Limassol - Agios Nicolaos

A Spacious Top Floor Three Bedroom Apartment located in a very quiet cul de sac .  
 Completely renovated in 2022 to a very high standard a wonderful property situated in the vibrant Ay Nicholas area.  
 A short 5 minute walk to the beach and easy access to the highway and all amenities.



Three bedrooms, master with en-suite, large lounge , open-plan super modern fully fitted kitchen-diner, utility room, family bathroom, AC throughout, fireplace, parquet flooring, access to private roof garden, covered parking , 3 covered verandas, Total internal area 110 sqm. situated in a two storey building ...full title deeds.  
 NO ELEVATOR IN BUILDING

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>110</b>			Reference Number	<b>16436</b>
Furnishing	<b>Partially furnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Heating	<b>Central Heating, Yes</b>			Condition	<b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>1</b>

#### Amenities

#### Location

**Location:** Limassol - Agios Nicolaos

Region: **Limassol**

Coordinates: **34.69378839084 / 33.06241880471**

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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>~€11 800.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 455.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

- €360 000 on Oct 23, 2023
- €340 000 on Feb 8, 2024
- €330 000 on May 2, 2024
- €380 000 on Nov 18, 2025





