

## 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

Covered Area

**110**

Furnishing

**Partially furnished**

Heating

**Central Heating, Yes**

Air Conditioning

**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number

**16436**

Property type

**Apartment**

Condition

**Pre-Owned**

Bathrooms

**1**

### 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/m²</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>
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## 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







