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# Modern 3 bedroom Duplex Apartment in Agios Nicolaos

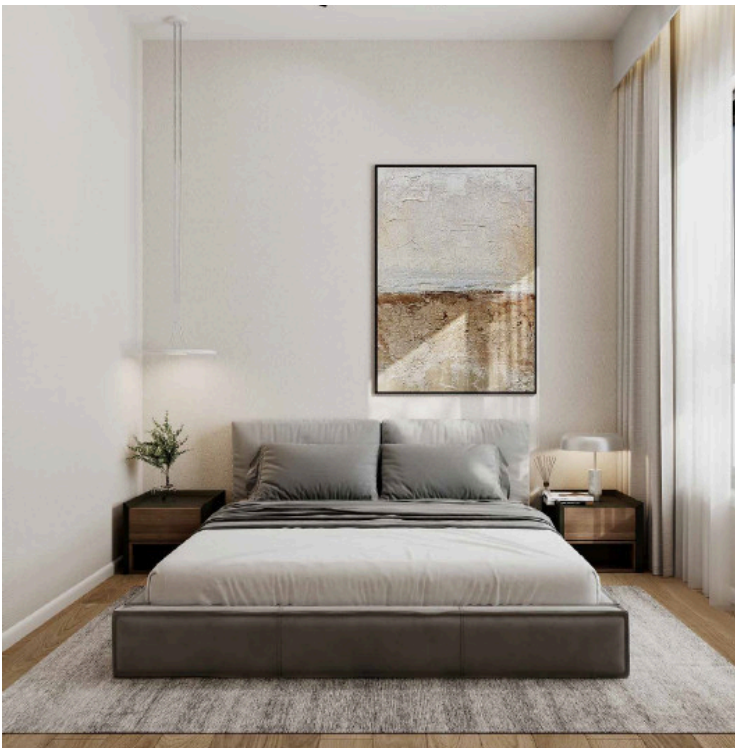
📍 Agios Nicolaos, Limassol

€645,000 +VAT



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Soul by Grindi



# Overview

## Specifications

Bedrooms

 3


Bathrooms

 2

Covered

 108.9 m<sup>2</sup>

Type	<b>Apartment</b>
Toilets	<b>2</b>
Covered veranda	<b>20 m<sup>2</sup></b>
Uncovered veranda	<b>51 m<sup>2</sup></b>
Status	<b>Completed</b>

Year of construction	<b>2026</b>
Furnished	<b>Optional furnished</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

For sale: A modern three-bedroom, two-bathroom apartment located on the top floor of a completed building in the desirable area of Agios Nicolaos. This spacious residence offers 108.9 m<sup>2</sup> of internal living space, 20 m<sup>2</sup> covered veranda, 51 m<sup>2</sup> uncovered roof veranda and features a well-designed layout to maximize comfort and functionality. Large windows provide plenty of natural light throughout the apartment, while the third-floor position ensures a quiet living environment with views of the surroundings. An elevator offers easy access to your home.

Agios Nicolaos is known for its welcoming atmosphere and convenient amenities. Residents enjoy easy access to shops, schools, local markets, and recreational spaces. The area is peaceful, making it ideal for individuals or families seeking both comfort and convenience. Excellent transport links make it easy to get around.

Delivery June 2026, the apartment is energy-efficient with an A rating and is designed with modern finishes and high-quality materials. It is situated within a gated complex offering added security and privacy. Furniture can be included upon request, allowing for a smooth and easy move-in process.

This property is listed by Lextrus Real Estate. Contact us today to arrange a viewing or request further information.



# Additional information

## Facilities

Aircondition, Split system

Heating, Split system

Elevator

Parking, Covered

Gated complex

Solar photovoltaic panels

## Features

Alarm system

Ceramic tiles

Elevated

Tile flooring

Veranda, large

CCTV

Door screen

Parquet flooring

Veranda, back

Walking distance to beach

Central TV system

Easy access to main roads

Rental potential

Veranda, front

## Distances

Amenities

 200 m

Airport

 60 km

Sea

 700 m

Public transport

 300 m

Schools

 100 m

## Contact us



**Tatiana Larikova**

 (+357) 99853353

 tlarina777@gmail.com

