

## 1 Bedroom Apartment for Sale in Agios Nikolaos, Larnaca District

Perfectly positioned between peaceful natural surroundings and the vibrant energy of the city, this modern residential development offers an ideal balance of comfort, convenience, and contemporary living. Located in a well-connected area close to schools, shops, cafés, and everyday amenities, the project is also just a short walk from the center of Larnaca and its beautiful beachfront promenade. Situated near the renowned Larnaca Salt Lake, one of Cyprus’s most iconic natural landmarks, the development enjoys a unique setting surrounded by open views, green spaces, and low-rise residential homes, creating a calm and relaxing atmosphere. The contemporary apartment building s...

### Property Info

Covered Area **81**  
 Covered Veranda **11**  
 Floor Number **3**  
 Total Number of Floors **3**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **17916**  
 Property type **Apartment**  
 Bathrooms **3**

### Amenities

- Parking

### Location

**Location:** Agios Nikolaos      Region: **Larnaca**  
 Coordinates: **34.909801 / 33.620715**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>~€9 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 951.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€320 000 on May 30, 2026





