

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

3 Bedroom Apartment - Refined City Living with Modern Comfort



Intro

This beautifully designed 3-bedroom apartment offers elegant urban living in the sought-after Agios Nektarios neighbourhood. Perfect for families or professionals seeking balance between tranquility and convenience, it provides modern comfort within a boutique-style building.

Design & Interiors

The apartment features a bright open-plan layout, connecting the kitchen, dining, and living areas into a seamless central space. Clean architectural lines, contemporary textures, and refined material choices create a sophisticated yet welcoming atmosphere. Each bedroom is well-proportioned, offering p...

### Property Info

Covered Area	<b>124</b>
Covered Veranda	<b>17</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6868</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Larnaca - Agios Nikolaos      Region: **Limassol**  
 Coordinates: **34.688728647508 / 33.048400879759**

## Price: €795 000 + VAT

VAT for this property is **€39,750** or **€151,050**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 411.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€765 000 on Feb 16, 2024  
 €790 000 on Feb 22, 2025  
 €795 000 on Dec 12, 2025



