

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

STUDIO APARTMENT – Refined Compact Luxury in Limassol’s Vibrant Center



## Intro

This elegant studio apartment offers a beautifully composed living space in the heart of Limassol’s dynamic Agios Nikolaos district. Perfectly balancing modern comfort with premium urban design, the residence is ideal for professionals, students, or investors seeking a stylish home in one of the city’s most desirable central locations.

## Design & Architecture

Situated within a landmark development of four residential and one commercial building, the studio benefits from exceptional architectural detailing and premium lobby interiors. The entrance areas are crafted with high-quali...

### Property Info

|                   |           |
|-------------------|-----------|
| Covered Area      | <b>53</b> |
| Covered Veranda   | <b>15</b> |
| Floor Number      | <b>5</b>  |
| Energy Efficiency | <b>A</b>  |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>234274</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2027</b>               |
| Bathrooms         | <b>1</b>                  |

### Amenities

- Parking

### Location

**Location:** Larnaca - Agios Nikolaos      Region: **Limassol**  
 Coordinates: **34.6916624 / 33.0589262**

## 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 038.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€330 000 on Jan 23, 2025

€320 000 on Dec 9, 2025









