

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

1 BEDROOM APARTMENT - Boutique Urban Living in the Heart of Limassol



Intro

This elegant 1-bedroom residence blends refined urban living with the sophisticated atmosphere of a premium residential complex. Located in Agios Nicolaos—one of Limassol’s most vibrant and strategic districts—the apartment offers effortless access to retail, business, and leisure, all within walking distance.

Design & Architecture

The residence sits within a contemporary development of four residential and one commercial building, where meticulous attention to detail defines every element, especially the lobby interiors. Premium materials, designer furnishings, and curated déco...

Property Info

|                        |    |
|------------------------|----|
| Covered Area           | 76 |
| Covered Veranda        | 18 |
| Floor Number           | 3  |
| Total Number of Floors | 3  |
| Energy Efficiency      | A  |

Plot / Area Info

|         |              |
|---------|--------------|
| Parking | Covered, Yes |
|---------|--------------|

Additional info

|                   |                    |
|-------------------|--------------------|
| Reference Number  | 234284             |
| Property type     | Apartment          |
| Condition         | Under Construction |
| Construction Year | 2027               |
| Bathrooms         | 1                  |

Amenities

- Parking

Location

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

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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>€5 526.00/m²</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

€380 000 on Jan 23, 2025  
 €420 000 on Dec 9, 2025











