

# 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	<b>76</b>
Covered Veranda	<b>18</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>234284</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: €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/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€380 000 on Jan 23, 2025

€420 000 on Dec 9, 2025









