

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

This elegant 1-bedroom apartment is part of a stunning new residential complex in the heart of Limassol City Center. Designed with a contemporary architectural vision and high-end materials, it offers both comfort and sophistication in one of the city's most sought-after locations.

The apartment features a spacious open-plan living and dining area, panoramic windows that fill the space with natural light, and a designer interior with premium finishes. A fully equipped kitchen, modern bathroom, and private balcony complete the layout. Underfloor heating provisions and solar energy panels ensure maximum efficiency and comfort throughout the year.

### Key Features:

- 1 be...

#### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>62</b> |
| Covered Veranda        | <b>12</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>234743</b>             |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>1</b>                  |

#### Amenities

- Parking

#### Location

**Location:** Larnaca - Agios Nikolaos Region: **Limassol**

## Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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>€5 323.00/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

€322 000 on Feb 9, 2025

€330 000 on Nov 5, 2025

