

### 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:

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Property Info		Plot / Area I	nfo	Additional info	
Covered Area	72			Reference Number	234754
Covered Veranda	22			Reference Number	
Floor Number	 o	Darking	Covered, Yes	Property type	Apartment
FIOOI NUITIDEI	3	Parking <b>Covered, Yes</b>		Condition	<b>Under Construction</b>
Total Number of Floors	3				-
Energy Efficiency	A			Bathrooms	1

### Amenities Location

• Parking Location: Larnaca - Agios Nikolaos Region: Limassol



Price: €347 000 + VAT

VAT for this property is €17,350 or €65,930. 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	Excluded	Title transfer fee	None	Common ovnenses	None
		Price per SOM	€4 819.00/m <sup>2</sup>	Common expenses	None

## **Representative: MySpace**

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# **Price change history**

€349 000 on Feb 9, 2025 €347 000 on Nov 5, 2025









