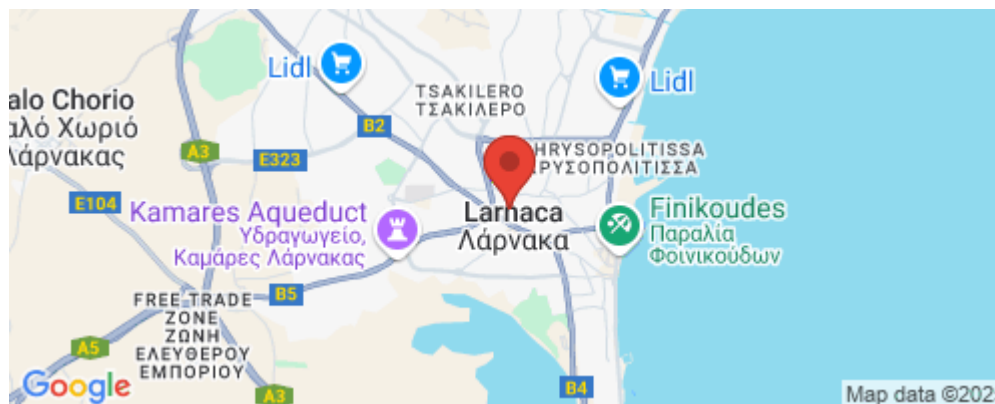


## 1 Bedroom Apartment for Sale in Agios Nikolaos, Larnaca District

Nestled in one of Larnaca's most vibrant neighborhoods, this luxury development presents a collection of sleek and modern one, two, and three-bedroom apartments. Designed for those who appreciate contemporary aesthetics and everyday convenience, this exceptional development seamlessly combines style, comfort, and prime city living.



### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>66</b>                      |
| Covered Veranda        | <b>15</b>                      |
| Floor Number           | <b>5</b>                       |
| Total Number of Floors | <b>5</b>                       |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Autonomous Heating, Yes</b> |

### Plot / Area Info

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>4141</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>1</b>                  |

### Amenities

- Elevator

### Location

**Location:** Agios Nikolaos

Region: **Larnaca**

Coordinates: **34.920677878665 / 33.61951589774**

## Price: €190 000 + VAT

VAT for this property is **€9,500** or **€36,100**. 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>€2 879.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€190 000 on Apr 24, 2025









