


## 1 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos

For sale is a modern apartment under construction, offering 56 square meters of comfortable living space. This property features one bedroom and one well-designed bathroom, making it ideal for singles or couples. Located on the first floor of a three-story building with an elevator, it ensures easy access and convenience. 

The apartment is designed with energy efficiency in mind, achieving an A rating. Its contemporary layout and quality materials provide both style and practicality. Large windows ensure plenty of natural light, creating a bright and welcoming living environment.

Situated in Agios Nikolaos, a sought-after neighborhood known for its peaceful atmosphere and pro...

### Property Info

Covered Area  
Heating  
Air Conditioning

**56**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **27713**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

- Elevator

### Location

**Location:** Larnaca - Agios Nikolaos  
Coordinates: **34.915491436808 / 33.608750074629**

Region: **Larnaca**

## Price: €194 000 + VAT

VAT for this property is **€9,700** or **€36,860**. 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>€3 464.00/m²</b>		

## Representative: Kazo Real Estate

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## Price change history

€194 000 on Sep 4, 2025





