

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

An eight-story premium residential complex is situated in the centre of Larnaca, a privileged location characterised by residential, commercial, and office buildings around, and to a lesser extent tourist developments. All the necessary amenities, like shops, clinics, restaurants, schools etc, are within easy reach. ✖

The complex stands out with its extravagant futuristic architectural design, excellent interior finishes, high-quality materials, and breathtaking panoramic views of the sea and Larnaca Salt Lake.

Its modern light-filled and spacious apartments offer convenient open plan layouts, large covered balconies, private parking spaces, while the top floor penthouse boasts ...

#### Property Info

Covered Area	<b>247</b>
Covered Veranda	<b>81</b>
Floor Number	<b>8</b>
Total Number of Floors	<b>8</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>

#### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>5894</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Agios Nikolaos      Region: **Larnaca**  
**Coordinates:** **34.916636 / 33.625707**

## Price: €1 500 000 + VAT

VAT for this property is **€157,470** or **€285,000**. 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>€6 073.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€1 500 000 on Oct 8, 2025







