

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

This fantastic project is located in the heart of Larnaca, just a short walk from the bustling city center and the famous Finikoudes beach. Residents can enjoy easy access to shops, restaurants, and the vibrant promenade, making it an ideal location for urban living. The development features luxurious 2-3 bedroom apartments, carefully designed with elegance and modernity in mind. Every detail has been carefully considered, from the high quality finishes to the expansive double glazed windows that offer stunning views of the surrounding cityscape. Whether relaxing by the rooftop pool, marveling at the panoramic views or finding serenity on the beautifully landscaped verandas, there i...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>142</b>			
Covered Veranda	<b>32</b>			
Floor Number	<b>5</b>			Reference Number <b>6511</b>
Total Number of Floors	<b>6</b>	Parking	<b>Covered, Yes</b>	Property type <b>Apartment</b>
Furnishing	<b>Unfurnished</b>			Bathrooms <b>2</b>
Energy Efficiency	<b>A</b>			
Heating	<b>Autonomous Heating, Yes</b>			

#### Amenities

#### Location

- Parking

**Location:** Agios Nikolaos                      Region: **Larnaca**  
**Coordinates: 34.919103 / 33.626921**

## Price: €485 000 + VAT

VAT for this property is **€24,250** or **€92,150**. 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>~€16 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 415.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€460 000 on Oct 8, 2025  
 €485 000 on Apr 23, 2026





