


3 Bedroom Apartment for Sale in Agios Nikolaos, Larnaca District

Welcome to a new 3 bedroom apartment that seamlessly combines modernity and tranquillity in a uniquely designed home located in the heart of Larnaca's central district, surrounded by the city's most picturesque attractions. Ideally residing in proximity to the renowned Pattichio Park and the enchanting Larnaca Salt Lake, residents also benefit from convenient access to the Metropolis Mall and the stunning Mackenzie beach, just a short drive away. 

This elegant two-story development presents four distinctive 2 and 3 bedroom apartments, with two situated on the ground floor complemented by private gardens, and two penthouses graced by their own private rooftop terraces.

Price: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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 expenses	None
		Price per SQM	€4 160.00/m²		

Representative: Cyprus Sotheby's International Realty

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

Price change history

€525 000 on Oct 8, 2025
 €495 000 on Apr 17, 2026



