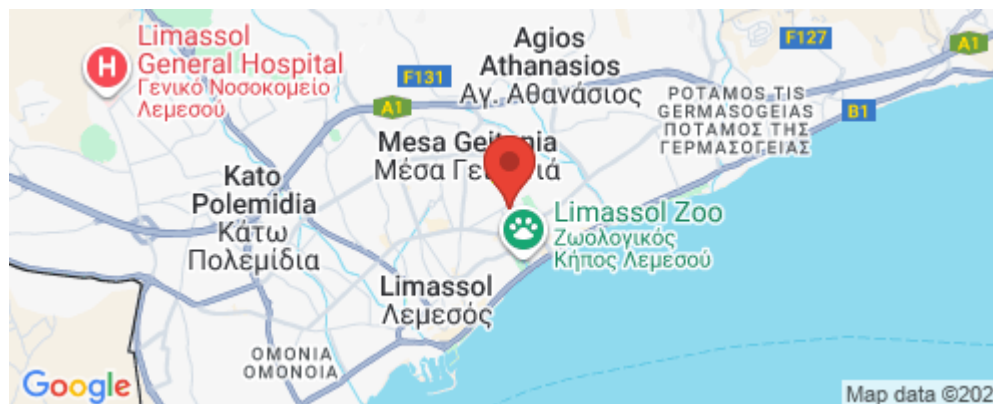


## 1 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos, Limassol District

Located in the heart of Limassol's sought-after Agios Nikolaos area, this contemporary apartment complex offers a refined urban lifestyle. The development features a selection of spacious one and two-bedroom apartments, along with a three-bedroom penthouse that comes with a private roof terrace. Designed with an emphasis on open living spaces, each residence is bathed in natural light and offers generous outdoor areas that seamlessly extend the living experience. The building's modern architecture is enhanced by fine details, creating an elegant yet welcoming facade. Inside, high-quality materials and finishes have been carefully selected to create a calm, inviting atmosphere...



### Property Info

|                        |                    |
|------------------------|--------------------|
| Covered Area           | <b>59</b>          |
| Covered Veranda        | <b>9</b>           |
| Floor Number           | <b>1</b>           |
| Total Number of Floors | <b>3</b>           |
| Furnishing             | <b>Unfurnished</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>9872</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Parking

### Location

**Location:** Larnaca - Agios Nikolaos      Region: **Limassol**  
**Coordinates:** **34.690551 / 33.052584**

## Price: €335 000 + VAT

VAT for this property is **€16,750** or **€63,650**. 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>~€10 000.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 678.00/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

€335 000 on Oct 8, 2025







