

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

Introducing an exceptional residential development in the vibrant heart of Larnaca. This elegant project presents meticulously crafted apartments, perfectly positioned close to key amenities, including the renowned American Academy, supermarkets, shops, green parks, and a variety of restaurants. Just a short 5-minute drive brings you to the stunning Larnaca coastline, where sandy beaches and a lively promenade of cafes and bars await.

The apartments are thoughtfully designed to offer both style and functionality, featuring open-plan layouts that seamlessly connect the modern kitchen and dining areas with the spacious lounge. These well-planned interiors create a warm and inviting en...

#### Property Info

Covered Area **141**  
 Covered Veranda **15**  
 Floor Number **6**  
 Total Number of Floors **6**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **10681**  
 Property type **Apartment**  
 Bathrooms **2**

#### Amenities

- Parking

#### Location

**Location:** Agios Nikolaos      Region: **Larnaca**  
 Coordinates: **34.917778 / 33.626472**

## Price: €605 000 + VAT

VAT for this property is **€30,250** or **€114,950**. 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>~€20 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 291.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€605 000 on Oct 8, 2025



