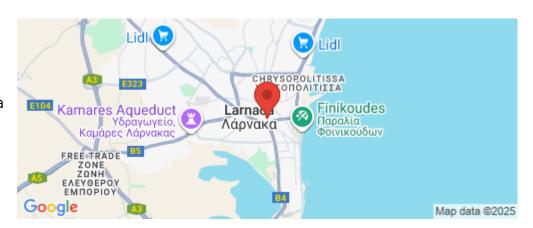


## 3 Bedroom Apartment for Sale in Agios Nikolaos, Larnaca District

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 In	nfo	Plot	Area Info

Covered Area 141
Covered Veranda 15
Floor Number 6

Total Number of Floors 6 Parking Covered, Yes

Furnishing **Unfurnished** 

Energy Efficiency A

Air Conditioning All rooms, Yes

Amenities Location

• Parking Location: Agios Nikolaos Region: Larnaca

Coordinates: 34.917778 / 33.626472

## **Additional info**

Reference Number 10681

Property type **Apartment** 

Bathrooms 2



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.

2/4

VAT Excluded

Title transfer fee ~€20 800.00

Price per SQM €4 291.00/m²

Common expenses None

## 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**

€605 000 on Oct 8, 2025







