

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

This luxurious three-bedroom penthouse is located on the 4th floor of a modern residential complex just minutes from the Limassol seafront. Set in one of the city's most sought-after neighborhoods, the property enjoys spectacular panoramic views of the sea and city, along with immediate access to a full range of urban amenities—from restaurants and cafes to schools, shops, and public transport links.

Designed with sophistication and comfort in mind, the penthouse is fully equipped with premium appliances by Miele and Bosch, designer furnishings by Andriotti, a sleek Italian kitchen by Alta Cucine, and stylish interior doors by TREP+.

The open-concept living and dining area...

Property Info		Plot / Area Info		Additional info	
Covered Area	135				
Covered Veranda	20			Reference Number	13091
Uncovered Veranda	100			Property type	Apartment
Floor Number	4			Condition	Brand New
Total Number of Floors	4	Pool	Yes	Construction Year	2024
Furnishing	Furnished			Bathrooms	3
Energy Efficiency	A			View	Mountains view
Heating	Underfloor Heating, Yes				
Air Conditioning	All rooms, Yes				
Amenities		Location			
• Elevator		Location: Larnaca - Agios Nikolaos Region: Limassol Coordinates: 34.694744 / 33.052735			

Price: €970 000 + VAT

VAT for this property is **€48,500** or **€184,300**. 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 Price per SQM	None €7 185.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€970 000 on Oct 8, 2025











