

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			Reference Number	13091
Covered Veranda	20			Property type	Apartment
Uncovered Veranda	100			Condition	Brand New
Floor Number	4			Construction Year	2024
Total Number of Floors	4	Pool	Yes	Bathrooms	3
Furnishing	Furnished			View	Mountains view
Energy Efficiency	A				
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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 185.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€970 000 on Oct 8, 2025





















