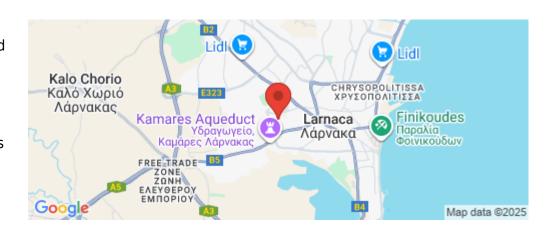


## 1 Bedroom Apartment for Sale in Agios Nikolaos, Larnaca District

This one bedroom apartment is nestled in one of Larnaca's most soughtafter neighborhoods, offering a harmonious blend of modern comfort and urban convenience. The three-storey building includes stylish one- and two-bedroom apartments, as well as exclusive two-bedroom penthouses with private rooftop terraces — the ideal place to relax and enjoy panoramic city views.

Perfectly positioned just minutes from key amenities, the development is close to the hospital, Metropolis Mall, schools, and the popular Cineplex cinema. Larnaca International Airport is only a 10-minute drive away, making this location highly appealing for both families and investors. Each residence features ...



Property	/ Info	Plot	/ Area Info

Covered Area 60
Covered Veranda 10
Floor Number 1

Total Number of Floors 3 Parking Covered, Yes

Furnishing **Unfurnished** 

Energy Efficiency A

Air Conditioning All rooms, Yes

Amenities Location

• Parking Location: Agios Nikolaos Region: Larnaca

Coordinates: **34.919972** / **33.603139** 

## Additional info

Reference Number 13299

Property type **Apartment** 

Bathrooms **1** 



**Price: €155 000 + VAT** 

VAT for this property is €7,750 or €29,450. 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 ~€3 025.00

Price per SQM €2 583.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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License number 517/E Legal name ConceptRealty Ltd

Phone: **+35726080180**, **+35797612926** 

## **Price change history**

€155 000 on Oct 9, 2025







