

1 Bedroom Apartment for Sale in Agios Nikolaos, Larnaca District

This new residential project is nestled in one of Larnaca’s most sought-after 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 feature...

Property Info

Covered Area	60
Covered Veranda	10
Floor Number	2
Total Number of Floors	3
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking	Covered, Yes
---------	---------------------

Additional info

Reference Number	13302
Property type	Apartment
Condition	Under Construction
Bathrooms	1

Amenities

- Parking

Location

Location: Agios Nikolaos Region: **Larnaca**
Coordinates: **34.919972 / 33.603139**

Price: €170 000 + VAT

VAT for this property is **€8,500** or **€32,300**. 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	None	Common expenses	None
		Price per SQM	€2 833.00/m²		

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

€165 000 on Oct 9, 2025

€170 000 on Jan 9, 2026



