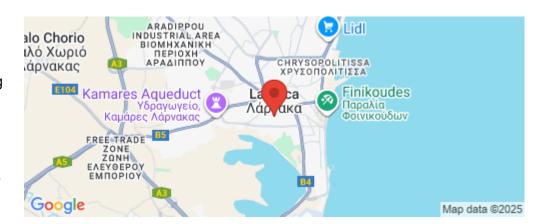


## 1 Bedroom Apartment for Sale in Agios Nikolaos, Larnaca District

Located in the prestigious Agios Nikolaos neighborhood, one of the most desirable areas of Larnaca, this new contemporary residential project offers a selection of one- and two-bedroom apartments along with exclusive penthouses featuring expansive rooftop terraces with sweeping city views.

Each residence is thoughtfully crafted with comfort and practicality in mind. Spacious layouts, high-quality finishes, and large double-glazed windows enhance natural light while creating a sense of privacy and elegance. Class A energy efficiency guarantees a pleasant indoor climate throughout the year and helps reduce running costs.

Residents will benefit from covered parking, private stora...



Property Info	Plot / Area Info
---------------	------------------

Covered Area 70
Covered Veranda 16
Floor Number 1

Total Number of Floors 3 Parking Covered, Yes

Furnishing Unfurnished

Energy Efficiency #

Air Conditioning All rooms, Yes

Amenities Location

• Parking Location: Agios Nikolaos Region: Larnaca

Coordinates: 34.91386 / 33.620054

## **Additional info**

Reference Number 14528

Property type **Apartment** 

Bathrooms **1** 



**Price: €185 000 + VAT** 

VAT for this property is €9,250 or €35,150. 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 ~€4 000.00

Price per SQM €2 643.00/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**

€185 000 on Oct 9, 2025

















