

## 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

Covered Area **70**

Covered Veranda **16**

Floor Number **1**

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 **14528**

Property type **Apartment**

Bathrooms **1**

### Amenities

- Parking

### Location

**Location:** Agios Nikolaos

Region: **Larnaca**

Coordinates: **34.91386 / 33.620054**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€4 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 643.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€185 000 on Oct 9, 2025





