

## 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	Additional info	
Covered Area	<b>70</b>			
Covered Veranda	<b>16</b>			
Floor Number	<b>1</b>		Reference Number	<b>14528</b>
Total Number of Floors	<b>3</b>	Parking	Property type	<b>Apartment</b>
Furnishing	<b>Unfurnished</b>		Bathrooms	<b>1</b>
Energy Efficiency	<b>A</b>			
Air Conditioning	<b>All rooms, Yes</b>			
Amenities		Location		
• Parking		<b>Location:</b> Agios Nikolaos	Region: <b>Larnaca</b>	
		Coordinates: <b>34.91386 / 33.620054</b>		

## 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/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€185 000 on Oct 9, 2025



