

## 1 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos

For sale: A modern, off plan apartment with a total internal space of 53 square meters. This well-designed unit features 1 bedroom and 1 bathroom, making it perfect for singles or couples. The apartment is set in a contemporary building, scheduled for completion in 2027, with energy efficiency rated at Class A for maximum comfort and cost savings. ✖

Located in the desirable area of Agios Nikolaos, this apartment offers easy access to the highway and is close to a variety of amenities including shops, cafes, and services. Agios Nikolaos is a peaceful neighborhood known for its friendly atmosphere, attractive streets, and convenient location. It provides a calm residential setting with...

### Property Info

Covered Area **53**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **28272**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **1**

### Amenities

- Elevator

### Location

**Location:** Larnaca - Agios Nikolaos      Region: **Larnaca**  
 Coordinates: **34.923331933525 / 33.611455240538**

**Price: €165 000 + VAT**

VAT for this property is **€8,250** or **€31,350**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 113.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

**Price change history**

€165 000 on Oct 17, 2025























