

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

For sale: Discover this modern top-floor apartment, currently off plan, with completion planned for 2027. Boasting a spacious 69 m2 internal area, the home features one comfortable bedroom and a sleek bathroom. With elevator access, this property offers convenience and privacy, as well as breathtaking views from the top floor.



Designed to meet energy efficiency A standards, this apartment is perfect for those who value sustainable living paired with contemporary style. Large windows allow for plenty of natural light, creating a bright and welcoming atmosphere throughout the year.

Located in Agios Nikolaos, you will find yourself in a sought-after residential area known for i...

### Property Info

Covered Area  
Heating  
Air Conditioning

**69**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **28276**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

- Elevator

### Location

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

Region: **Larnaca**

## Price: €190 000 + VAT

VAT for this property is **€9,500** or **€36,100**. 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>€2 754.00/m²</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

€190 000 on Oct 17, 2025























