


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

Discover a new residential development that redefines city centre living, offering unrivalled convenience just steps away from supermarkets, shops, cafes and schools including the renowned American Academy. Ideally located in the vibrant centre of Larnaca, this exquisite apartment complex is just a 15-minute walk from the Finikoudes promenade and the Blue Flag sandy beaches. 

This five-storey development presents spacious three-bedroom apartments as well as exceptional four-bedroom penthouse with private roof gardens. The complex stands out with its contemporary architectural design, expansive windows, an advanced video intercom system and covered parking for every residence.

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#### Property Info

Covered Area	<b>129</b>
Covered Veranda	<b>24</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **15715**  
 Property type **Apartment**  
 Bathrooms **2**

#### Amenities

- Parking

#### Location

**Location:** Agios Nikolaos      Region: **Larnaca**  
 Coordinates: **34.91975 / 33.624583**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>~€9 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 481.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€320 000 on Dec 18, 2025



