

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	140
Covered Veranda	34
Floor Number	3
Total Number of Floors	4
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **15718**
 Property type **Apartment**
 Bathrooms **2**

Amenities

- Parking

Location

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

Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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	Excluded	Title transfer fee	~€10 600.00	Common expenses	None
		Price per SQM	€2 500.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€350 000 on Dec 18, 2025



