

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

These contemporary residences are ideally situated in the heart of Larnaca, just minutes from the famous Finikoudes Beach and close to key landmarks, including the Municipal Park and Theatre, Larnaca Municipal Library, and the private American Academy School.

The modern six-storey building features thoughtfully designed 1- and 2-bedroom apartments with two bathrooms, with the option to configure a 3-bedroom layout, providing a perfect balance of comfort and functionality. Each apartment comes with a dedicated parking space and a storage room, ensuring practicality and convenience for everyday living.

Crafted with comfort, style, and sustainability in mind, the building will be...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>61</b>				
Covered Veranda	<b>11</b>				
Floor Number	<b>1</b>			Reference Number	<b>15920</b>
Total Number of Floors	<b>6</b>	Parking	<b>Covered, Yes</b>	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>				
<b>Amenities</b>		<b>Location</b>			
• Parking		<b>Location:</b> Agios Nikolaos		Region: <b>Larnaca</b>	
		Coordinates: <b>34.917354 / 33.626464</b>			

## Price: €220 000 + VAT

VAT for this property is **€11,000** or **€41,800**. 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>~€5 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 607.00/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

€220 000 on Jan 3, 2026





