

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

1 Bedroom Apartment - Refined Urban Living in Agios Nicolaos

The 1-bedroom apartment offers a sophisticated living environment in one of Limassol's most prestigious residential areas, Agios Nicolaos. Designed for modern city lifestyles, it is ideal for professionals, couples, or investors seeking quality, comfort, and central convenience.

The interior features a well-proportioned open-plan living, dining, and kitchen area, designed to maximise natural light and functionality. The bedroom provides a calm and private retreat, complemented by high-quality finishes and a contemporary aesthetic that reflects timeless elegance.

Residents benefit from immediate access to Li...

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>60</b>		Reference Number	<b>241683</b>
Covered Veranda	<b>10</b>		Property type	<b>Apartment</b>
Floor Number	<b>3</b>	Parking	Construction Year	<b>2027</b>
Total Number of Floors	<b>3</b>		Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Larnaca - Agios Nikolaos Region: **Limassol**

## Price: €249 000 + VAT

VAT for this property is **€12,450** or **€47,310**. 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 Price per SQM	<b>~€6 560.00</b> <b>€4 150.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€249 000 on Jan 20, 2026



