

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

This vibrant Limassol project presents a harmonious blend of modernity and comfort in the heart of the city. The complex offers to the "live and work" community a secure, gated environment with four blocks of elite apartments and a commercial building with contemporary offices and retail spaces. Families will find their ideal homes, complemented by the conveniences of a prime location near bustling Limassol's centre, beaches, schools, dining, shopping, and cultural venues.

This mixed-use development provides a dynamic landscape for live, work, and play. Residents enjoy the exclusive use of in-house facilities such as a gym, spa, communal swimming pool, and a sophis...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>76</b>				
Covered Veranda	<b>18</b>				
Floor Number	<b>4</b>				
Total Number of Floors	<b>5</b>	Pool	<b>Common, Yes</b>	Reference Number	<b>8444</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>1</b>
Heating	<b>Underfloor Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				
Amenities		Location			
• Parking		<b>Location:</b> Larnaca - Agios Nikolaos    Region: <b>Limassol</b> Coordinates: <b>34.691175 / 33.05814</b>			

## Price: €430 000 + VAT

VAT for this property is **€21,500** or **€81,700**. 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>~€13 800.00</b> <b>€5 658.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€430 000 on Jan 23, 2026





