

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

Urban living takes on a quieter, more refined character in this contemporary residential project, tucked within one of Limassol's most established neighbourhoods. Designed for those who appreciate discretion, quality and architectural clarity, the building offers a carefully curated collection of one- and two-bedroom apartments, where everyday comfort is expressed through space, light and thoughtful detail. Clean architectural lines are softened by deep balconies and generous glazing, allowing natural light to shape the interiors while maintaining a sense of privacy. Open-plan layouts create a fluid connection between living areas and outdoor spaces, ideal for modern city lifestyle...

### Property Info

Covered Area	<b>60</b>
Covered Veranda	<b>10</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>15963</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Larnaca - Agios Nikolaos      Region: **Limassol**  
**Coordinates:** **34.693778 / 33.061564**

**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	<b>~€6 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 150.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€249 000 on Feb 26, 2026





