

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

Located in the sought-after Agios Nikolaos area of Larnaca, this outstanding residential development seamlessly blends modern design, comfort, and convenience. Within walking distance of restaurants, supermarkets, banks, cafés, and schools, it offers an effortless urban lifestyle. The vibrant Larnaca downtown shopping center and the famous Finikoudes Beach are just a five-minute drive via Faneromeni Avenue. This elegant complex consists of eight spacious three-bedroom apartments across four floors. Its prime location ensures breathtaking views and stunning sunsets from the upper levels. Situated on a corner elevated plot in the prestigious Drosia Hill neighborhood, the building bo...



#### Property Info

Covered Area **110**  
 Covered Veranda **20**  
 Floor Number **4**  
 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 **12085**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **2**

#### Amenities

- Parking

#### Location

**Location:** Agios Nikolaos      Region: **Larnaca**  
 Coordinates: **34.91357 / 33.610236**

## Price: €415 000 + VAT

VAT for this property is **€20,750** or **€78,850**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 773.00/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

€415 000 on Apr 23, 2026





