

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

A one-bedroom apartment located in the Agios Nikolaos area of Limassol, positioned at the corner of Griva Digenis and Riga Fereou, within walking distance of the Limassol District Court and the city's main commercial and administrative hubs. The property enjoys a prime central location with immediate access to a wide range of amenities, including retail outlets, offices, restaurants, and public services, as well as convenient connectivity to key road networks. The apartment includes a dedicated parking space and is designed to offer comfortable and practical urban living. Currently operating as a licensed Airbnb unit, the property demonstrates strong and consistent performance, with hig...

### Property Info

Covered Area	<b>61</b>
Covered Veranda	<b>8</b>
Floor Number	<b>5</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B</b>

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number	<b>243703</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

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

## Price: €305 000 + VAT

VAT for this property is **€15,250** or **€57,950**. 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>~€8 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 000.00/m<sup>2</sup></b>		

## Representative: MySpace

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

## Price change history

€305 000 on Apr 27, 2026

