

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

Located in the quiet and well-established Agios Nikolaos area of Larnaca, this 1-bedroom apartment offers a comfortable and practical living environment, ideal for both residential use and investment.

The property features a well-designed layout with a bright living and dining area, creating a welcoming space for everyday living. The kitchen is functional and conveniently positioned, offering ease of use and practicality.

The apartment includes two well-sized bedrooms and a bathroom, providing comfortable accommodation for individuals, couples, or small families. Natural light flows throughout the space, enhancing the overall atmosphere.

Additional features may includ...

### Property Info

Covered Area **59**  
 Covered Veranda **4**  
 Floor Number **2**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **244526**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2027**  
 Bathrooms **1**

### Amenities

- Parking

### Location

**Location:** Agios Nikolaos Region: **Larnaca**

**Price: €140 000 + VAT**

VAT for this property is **€7,000** or **€26,600**. 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>€2 373.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

**Price change history**

€140 000 on May 16, 2026





