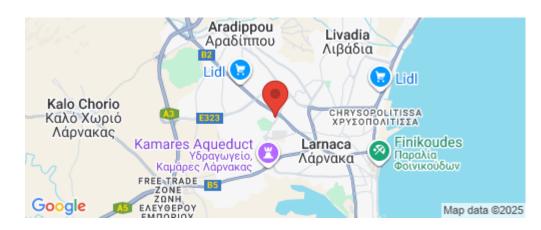


### 2 Bedroom Apartment for Sale in Agios Nikolaos, Larnaca District

2-Bedroom Apartment – Space & Flexibility for Modern Families This apartment is ideal for couples or families looking for a home that combines style, functionality, and convenience.

Living Room: Generously sized and filled with natural light, designed as the centerpiece of the home for family gatherings or entertaining guests. Kitchen & Dining: Modern open-plan design with high-quality materials, offering an elegant and functional cooking and dining environment. Master Bedroom: A spacious suite with fitted wardrobes and a private atmosphere, designed for comfort and relaxation.

Second Bedroom: Flexible in use—ideal for a child's room, guest suit...



Property Info		Plot / Area Info	
Covered Area	96		
Covered Veranda	13		
Floor Number	3	Parking Covered Ves	
Total Number of Floors 3		Parking	Covered, Yes
Energy Efficiency	Α		
Air Conditioning	All rooms, Yes		

### Amenities Location

• Parking Location: Agios Nikolaos Region: Larnaca

Coordinates: 34.927694 / 33.602861

#### **Additional info**

Reference Number 2597
Property type Apartment
Condition Under Construction
Construction Year 2026
Bathrooms 2



Price: €325 000 + VAT

VAT for this property is €16,250 or €61,750. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SOM	€3 385.00/m <sup>2</sup>		None

## **Representative: MySpace**

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License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd

Phone: **+35795129336**, **+35799409010** 

# **Price change history**

€300 000 on Dec 14, 2023 €350 000 on Sep 25, 2024 €325 000 on Aug 24, 2025









