

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

### 2-Bedroom Apartments ✖

The stylish two-bedroom apartments have been thoughtfully designed to offer both functionality and refined comfort, ideal for couples, small families, or investors seeking a high-quality property in one of Larnaca’s most prestigious areas.

Spacious open-plan living areas seamlessly connect the kitchen, dining, and lounge zones, creating a bright, welcoming environment enhanced by large glass doors leading to generous verandas with stunning views of the Larnaca Salt Lake.

Each home includes a master bedroom with an en-suite bathroom, a second bedroom suitable for guests or a home office, and an additional bathroom for convenience.

High-quality...

#### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>103</b>            |
| Covered Veranda        | <b>23</b>             |
| Floor Number           | <b>3</b>              |
| Total Number of Floors | <b>4</b>              |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>3294</b>               |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |

#### Amenities

- Parking

#### Location

**Location:** Agios Nikolaos

Region: **Larnaca**

Coordinates: **34.91764119249453 / 33.61702324826972**

## Price: €315 000 + VAT

VAT for this property is **€15,750** or **€59,850**. 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>€3 058.00/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

€270 000 on Dec 14, 2023  
 €300 000 on Mar 22, 2024  
 €315 000 on Nov 5, 2025



