

## 2 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos

### 2 Bed Penthouses in Ayios Nicolaos for sale

A new development is located in Ayios Nicolaos, Larnaca. The building itself is 4 storeys high. It is expect to complete construction of the project in the second quarter of 2025. Modern interiors create a tranquil atmosphere with contemporary design in this exclusive residential project is a good investment opportunity. Available for purchase are 2-bedroom apartments and 2-bedroom penthouses, with sizes ranging from 87 m<sup>2</sup> to 90m<sup>2</sup>, providing spacious and stylish living spaces. Each apartment comes with one allocated parking space and a generously sized storage room.

#### Property Info

Covered Area	<b>87</b>
Covered Veranda	<b>26</b>
Floor Number	<b>4</b>

#### Plot / Area Info

Parking	<b>Covered, Yes</b>
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#### Additional info

Reference Number	<b>8133</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

#### Amenities

- Storage room

#### Location

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

## Price: €290 000 + VAT

VAT for this property is **€14,500** or **€55,100**. 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>€3 333.00/m<sup>2</sup></b>		

## Representative: Arena Properties

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## Price change history

€320 000 on Jun 3, 2024  
 €290 000 on Aug 13, 2024

