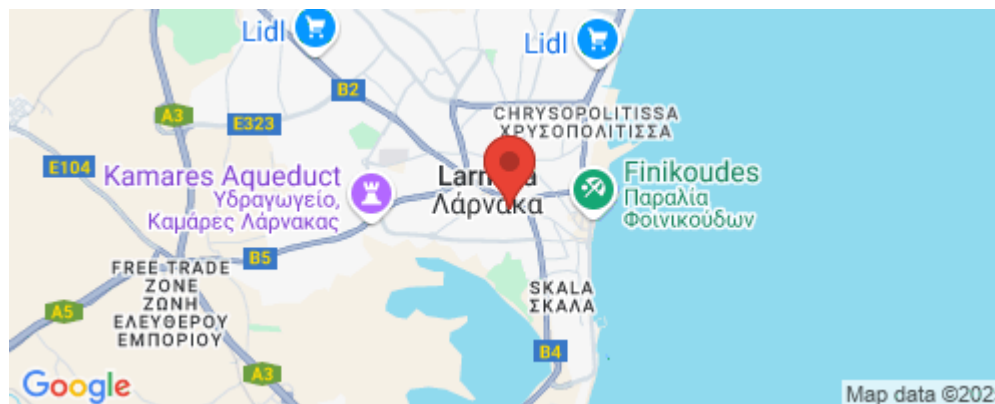


## 2 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos

Located in the highly sought-after area of Agios Nikolaos, Larnaca, this ground-floor apartment offers a perfect blend of comfort and practicality. Boasting a spacious enclosed area of 93 sqm, this well-maintained property is an excellent choice for those looking for a modern home in close proximity to key local amenities. The apartment features an open-plan living and sitting area, complemented by a fully equipped kitchen. It includes two well-sized bedrooms, a guests' bathroom and two bathrooms with shower. The apartment also benefits from a covered balcony (19 sq.m.) and an uncovered balcony (9 sq.m.), ideal for relaxing or entertaining guests. A unique feature of this property...



### Property Info

### Plot / Area Info

Covered Area **93**

### Additional info

Reference Number **24434**

Property type **Apartment**

Condition **Pre-Owned**

Bathrooms **1**

### Amenities

### Location

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

Coordinates: **34.915421 / 33.623834**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 763.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
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## Price change history

€350 000 on Nov 16, 2024

