

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

New project is located in Agios Nikolaos area, Larnaca. Prime residential neighborhood, just 200 meters to the Metropolis Larnaca Mall.

The project consist of 9 luxury apartments.

Key Features

Class AAA+

Smart Tech Home:

Photovoltaic system for both penthouses A301, A302 & A303 and Communal areas

RO Water filter & Water softening system

Made to measure mosquito nets

Underfloor heating system in all bathrooms

Heated towel rails

Intercom system for each unit

AVAILABILITY

Apartment 3rd floor

Internal area 86 sq.m.

Covered veranda 12 sq.m.

Roof garden 48 sq.m.

There are more apartments...

### Property Info

### Plot / Area Info

Covered Area **98**

### Additional info

Reference Number	<b>56390</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

### Location

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

## Price: €335 000 + VAT

VAT for this property is **€16,750** or **€63,650**. 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>€3 418.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€330 000 on Feb 8, 2025  
 €335 000 on Jul 29, 2025









