

## 2 Bedroom Apartment for Sale in Larnaca - Finikoudes

Nicolaides Residences – Your ideal home in the heart of Larnaca

Situated in the heart of Larnaca, Nicolaides Residences offers the perfect combination of comfort and convenience. Just a five-minute walk away is the picturesque beach, the famous Finikoudes promenade and the new Larnaca seaport. This prestigious area provides easy access to top international schools, renowned restaurants and shopping centers.

The historic Church of Saint Lazarus, one of Cyprus’s main attractions, is just a ten-minute walk away. Active guests can enjoy a game of tennis on the nearby courts or visit the theater for local and international performances.

The building includes eight el...

### Property Info

Covered Area	<b>112</b>
Covered Veranda	<b>22</b>
Floor Number	<b>1</b>

### Plot / Area Info

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

Reference Number	<b>235012</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Larnaca - Finikoudes Region: **Larnaca**

**Price: €400 000 + VAT**

VAT for this property is **€20,000** or **€76,000**. 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>€3 571.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€400 000 on Feb 16, 2025



