

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

Charming 2-Bedroom Apartment for Sale in Agios Nikolaos, Larnaca | G&P Lazarou Estate Agents

Discover your new home in the heart of Agios Nikolaos, Larnaca. This beautiful 2-bedroom apartment offers comfort and convenience in one of the city's most desirable areas. With a total covered area of 109 m<sup>2</sup>, the property includes a modern bathroom and an en-suite shower, a spacious covered veranda, a storage room, covered parking.

Perfectly located just 10 minutes from Larnaca Airport and the city center, and only 2 minutes from Metropolis Mall, this apartment ensures easy access to everything you need. Enjoy close proximity to the Larnaca General Hospital, with quick connec...

### Property Info

Covered Area	<b>109</b>
Covered Veranda	<b>24</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

Reference Number	<b>52997</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>~€7 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 431.00/m²</b>		

## Representative: G&P Lazarou Estate Agents

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## Price change history

€265 000 on Apr 15, 2025

