

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

A luxurious apartment in the highly sought-after Faneromeni area of Larnaca is now available for sale. This stunning property is situated on the 3rd floor of a modern four-storey building, offering an elegant and comfortable living space. The apartment features two spacious bedrooms, two stylish bathrooms, and an open-plan kitchen, dining, and living area that seamlessly extends to a covered veranda, perfect for relaxing or entertaining. Situated close to Downtown, Finikoudes, Larnaca Marina, Makenzie nightlife, and Pattichion Park, this apartment offers prime access to the city's best amenities. Price is subject to VAT.

### Property Info

Covered Area	<b>103</b>
Covered Veranda	<b>20</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number	<b>48176</b>
Property type	<b>Apartment</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €310 000 + VAT

VAT for this property is **€15,500** or **€58,900**. 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>~€9 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 010.00/m²</b>		

## Representative: G&P Lazarou Estate Agents

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## Price change history

€310 000 on May 14, 2025





