

## 2 Bedroom Apartment for Sale in Larnaca District

Discover modern living in this well presented Two Bedroom Apartment nestled in the sought-after Ayios Nikolaos area of Larnaca, just a few minutes drive from the New Metropolis Mall.



Step inside to find a an open-plan layout that seamlessly blends the lounge and a generously appointed kitchen. The kitchen boasts ample cupboard space, expansive countertops and space for dining. Adjacent, the living area extends to a covered veranda, offering surrounding area views and an ideal space for al fresco dining.

Down the hallway, two spacious double bedrooms await, each with built-in wardrobes for ample storage. These bedrooms share access to a well-appointed family bathroom.

## Price: €180 000 + VAT

VAT for this property is **€9,000** or **€34,200**. 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>€2 400.00/m<sup>2</sup></b>		

## Representative: Purple International Real Estate

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## Price change history

€180 000 on Aug 7, 2025











