

## 2 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos

- 2 bedrooms
- 2 W/C
- Internal Area 85m2
- Covered Verandas 14m2
- Roof Garden 43m2
- Covered Parking
- Underfloor Heating System in all bathrooms
- Heated Towel Rails
- Photovoltaic Panels
- Energy Efficiency "A"



Property Info	Plot / Area Info	Additional info
Covered Area	<b>85</b>	Reference Number
Heating	<b>Central Heating, Yes</b>	Property type
Air Conditioning	<b>All rooms, Yes</b>	Condition
		Bathrooms
		<b>13355</b>
		<b>Apartment</b>
		<b>Brand New</b>
		<b>2</b>
Amenities	Location	
• Storage room	<b>Location:</b> Larnaca - Agios Nikolaos Coordinates: <b>34.916409692113 / 33.608332754911</b>	Region: <b>Larnaca</b>

## 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>€3 941.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€335 000 on Aug 8, 2025





## Floor Plan 2nd



## Floor Plan 3rd



## Floor Plan Roof

