

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

Penthouse for sale in central Larnaca Featuring salt lake views and mountains and all year around full sunsets this unique penthouse on a brand new luxurious building is located in the privileged Faneromeni area of Larnaca and within walking distance to the shops, cafes and the famous Finikoudes beach promenade.

The luxurious penthouse is brand new and comprises of an open plan kitchen, living and dining area, two bedrooms with fitted wardrobes, an en-suite in the master bedroom and a family bathroom. The modern design makes excellent use of features like top-quality Italian ceramic finish, full smart home top brand electrical appliances and ac units, unique glass balconies and cle...

### Property Info

Covered Area **143**  
Floor Number **5**  
Energy Efficiency **A**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **238725**  
Property type **Apartment**  
Condition **Pre-Owned**  
Construction Year **2023**  
Bathrooms **2**

### Amenities

- Elevator

### Location

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

## Price: €359 000 + VAT

VAT for this property is **€17,950** or **€68,210**. 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>~€10 960.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 510.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
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## Price change history

€365 000 on Aug 14, 2025

€359 000 on Dec 12, 2025





