


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

For sale: A modern apartment under construction in the sought-after location of Agios Nikolaos. This spacious ground floor unit offers 81 m<sup>2</sup> of comfortable living space, perfectly designed for both relaxation and functionality. The apartment features two bedrooms and two bathrooms, ideal for couples, small families, or investors. 

Enjoy the convenience of ground-floor access with the added benefit of an elevator. The apartment is designed with energy efficiency in mind, rated Class A, offering reduced utility costs and a smaller environmental footprint. Expected completion is in 2026, promising up-to-date construction standards and stylish finishes.

Agios Nikolaos is a vibra...

### Property Info

Covered Area **81**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **27868**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Elevator

### Location

**Location:** Larnaca - Agios Nikolaos  
 Region: **Larnaca**  
 Coordinates: **34.906219717351 / 33.628824200085**

## Price: €425 000 + VAT

VAT for this property is **€21,250** or **€80,750**. 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>€5 247.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€425 000 on Sep 12, 2025



