

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

A modern 2-bedroom apartment located near Metropolis Mall in Agios Nikolaos, Larnaca. Designed with energy efficiency in mind, the property features solar panels that promote sustainability and lower energy consumption. The apartment includes covered parking with an electric car charger, as well as a private storage room for added convenience. Security and comfort are enhanced with the installation of a video phone system.

### Key Features:

- Delivery 31 of december 2025
- 2 bedrooms
- Energy-efficient design with solar panels
- Covered parking with EV charger
- Private storage room
- Video phone system
- Prime location near M...

| <b>Property Info</b>   |           | <b>Plot / Area Info</b>                                |                     | <b>Additional info</b> |                           |
|------------------------|-----------|--|---------------------|------------------------|---------------------------|
| Covered Area           | <b>96</b> |  |                     | Reference Number       | <b>239483</b>             |
| Covered Veranda        | <b>15</b> |  |                     | Property type          | <b>Apartment</b>          |
| Floor Number           | <b>1</b>  | Parking  | <b>Covered, Yes</b> | Condition              | <b>Under Construction</b> |
| Total Number of Floors | <b>3</b>  |  |                     | Construction Year      | <b>2026</b>               |
| Energy Efficiency      | <b>A</b>  |  |                     | Bathrooms              | <b>2</b>                  |
| <b>Amenities</b>       |           | <b>Location</b>  |                     |                        |                           |
| • Parking              |           | <b>Location:</b> Agios Nikolaos Region: <b>Larnaca</b> |                     |                        |                           |

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>€2 500.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€240 000 on Sep 19, 2025

