


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

For sale is a modern apartment under construction, offering a comfortable internal space of 84.6 m<sup>2</sup>. Located on the top floor with convenient elevator access, this residence features two bedrooms and two bathrooms, perfect for both families and professionals seeking a stylish lifestyle. 

Situated in Agios Nikolaos, a vibrant area known for its blend of tranquility and city comforts, you are surrounded by tree-lined streets, charming cafés, and local shops. The neighborhood is well-known for its welcoming community atmosphere, making it an ideal place to call home.

This apartment is designed for energy efficiency with an A rating, ensuring lower utility costs and a reduced e...

### Property Info

Covered Area  
Heating  
Air Conditioning

**85**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number	<b>27084</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

**Location:** Larnaca - Agios Nikolaos      Region: **Larnaca**  
Coordinates: **34.915722374284 / 33.619867649572**

## 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: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€335 000 on Sep 24, 2025



