

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

A bright and spacious top-floor apartment, originally designed as a 3-bedroom but converted into a large 2-bedroom with extended dining area. Recently renovated, it offers modern finishes, new double-glazed windows, brand-new appliances, and laminate flooring in the bedrooms. The property enjoys views of Pattichio Forest and the Salt Lake, providing a serene atmosphere in a quiet neighborhood.

### Key Features:

- 2 bedrooms & 1 bathroom (originally 3 bedrooms)
- Internal area: 97 m<sup>2</sup>
- 4th floor | Renovated condition
- Semi-furnished (TV, bed, dining set, sofa)
- Brand-new electrical appliances
- Balcony with forest & salt lake vi...

### Property Info

Covered Area **97**  
 Floor Number **4**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **239594**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

- Parking

### Location

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

## Price: €230 000 + VAT

VAT for this property is **€11,500** or **€43,700**. 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>~€5 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 371.00/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>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€230 000 on Sep 25, 2025





