

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

An amazing new complex of exclusive apartments and penthouses is located in the central area of Larnaca close to all urban amenities – schools, banks, supermarkets, pharmacies, parks – all within walking distance. ✖

The development is carefully designed to ensure maximum comfort and convenience for its residents. All apartments have exceptional layouts, ideal for practically any of your interior design or furniture arrangement ideas. There is an open plan kitchen-dining room, living room, separate bedrooms, 2 bathrooms, and covered verandas. A particular advantage of the development is the selection of spacious 2- and 3-bedroom apartments with modern and functional archite...

### Property Info

Covered Area	<b>129</b>
Covered Veranda	<b>17</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Autonomous Heating, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **5939**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Agios Nikolaos      Region: **Larnaca**  
 Coordinates: **34.91868 / 33.623553**

## Price: €510 000 + VAT

VAT for this property is **€25,500** or **€96,900**. 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>~€17 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 953.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€510 000 on Oct 8, 2025



