

2 Bedroom Apartment for Sale in Agios Nikolaos, Larnaca District

Discover this exclusive apartment complex ideally located in the heart of Larnaca, just a few metres from the prestigious American Academy and a short walk from the vibrant Finikoudes promenade with its many shops, restaurants and cosy cafeterias. 

This superb project features only five whole-floor apartments, ensuring a comfortable and private living experience for its residents. Each apartment boasts two spacious bedrooms with en-suite bathrooms, an open-plan kitchen, and a living room. The top-floor apartment on the fifth floor offers a special treat with an additional rooftop terrace providing panoramic sea views, making it an ideal spot to relax and unwind.

Conveniently ne...

Property Info

Covered Area	113
Covered Veranda	25
Floor Number	5
Total Number of Floors	5
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Autonomous Heating, Yes

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	7295
Property type	Apartment
Condition	Under Construction
Bathrooms	2

Amenities

- Parking

Location

Location: Agios Nikolaos Region: **Larnaca**
Coordinates: **34.920425 / 33.627829**

Price: €360 000 + VAT

VAT for this property is **€18,000** or **€68,400**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 186.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€360 000 on Oct 8, 2025





