

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

This new contemporary project offers a range of 1-3-bedroom apartments with spacious terraces and exclusive penthouses featuring rooftop gardens with stunning views of Larnaca coast. ✖

Here residents will enjoy a highly convenient location on one of the city's busiest streets, within walking distance of Larnaca Salt Lake, and just a short drive to the popular Finikoudes beach and urban conveniences. Additionally, the city center, highway network, and Larnaca International Airport are all easily accessible.

Each apartment features a modern and comfortable layout, stylish kitchens with granite worktops, thermo-aluminium windows, provision for air-conditioning, covered privat...

### Property Info

### Plot / Area Info

### Additional info

|                        |                                |         |                     |                  |                           |
|------------------------|--------------------------------|---------|---------------------|------------------|---------------------------|
| Covered Area           | <b>99</b>                      |         |                     |                  |                           |
| Covered Veranda        | <b>18</b>                      |         |                     |                  |                           |
| Floor Number           | <b>4</b>                       |         |                     | Reference Number | <b>7475</b>               |
| Total Number of Floors | <b>4</b>                       |         |                     | Property type    | <b>Apartment</b>          |
| Furnishing             | <b>Unfurnished</b>             | Parking | <b>Covered, Yes</b> | Condition        | <b>Under Construction</b> |
| Energy Efficiency      | <b>A</b>                       |         |                     | Bathrooms        | <b>2</b>                  |
| Heating                | <b>Autonomous Heating, Yes</b> |         |                     |                  |                           |
| Air Conditioning       | <b>All rooms, Yes</b>          |         |                     |                  |                           |

### Amenities

### Location

- Parking

**Location:** Agios Nikolaos                      Region: **Larnaca**  
**Coordinates:** **34.914086 / 33.613411**

## Price: €315 000 + VAT

VAT for this property is **€15,750** or **€59,850**. 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>€3 182.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€330 000 on Oct 8, 2025  
 €320 000 on Oct 16, 2025  
 €345 000 on Dec 10, 2025  
 €315 000 on Feb 7, 2026







