

2 Bedroom Apartment for Sale in Agios Nikolaos, Larnaca District

Experience a contemporary and refined lifestyle enriched by a central location and an abundance of nearby amenities. Perfectly nestled in the heart of Larnaca, this modern 2 bedroom apartment seamlessly combines urban convenience with the allure of the Mediterranean coastline. Captivating beaches and an array of infrastructure, including schools, shops, offices, supermarkets, restaurants, and cafeterias, are all within walking distance. Residents can relish a comfortable and high-quality lifestyle, enjoying the best of both urban and coastal living. The complex consists of cosy studios and 1-2 bedroom apartments featuring an open-plan living and kitchen area that leads to a balcony ...

Property Info

Covered Area	82
Floor Number	1
Total Number of Floors	6
Furnishing	Unfurnished
Energy Efficiency	A
Heating	Autonomous Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking **Uncovered, Yes**

Additional info

Reference Number **8114**
 Property type **Apartment**
 Bathrooms **2**

Amenities

- Parking

Location

Location: Agios Nikolaos Region: **Larnaca**
 Coordinates: **34.916499 / 33.63551**

Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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	~€10 600.00	Common expenses	None
		Price per SQM	€4 268.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone:	+35726080180, +35797612926		

Price change history

€350 000 on Oct 8, 2025

