

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

This remarkable development is nestled in the heart of Larnaca, just a short walk from local amenities and the renowned Finikoudes beach. Offering residents easy access to schools, shops, restaurants and the lively promenade, it provides the perfect location for comfortable urban living. The contemporary complex offers two ground floor commercial spaces and elegant two-bedroom apartments, including an exclusive penthouse with stunning views of the surrounding neighbourhood. Each apartment is characterised by exquisite design, high quality finishes and thoughtful layout. Penthouse residents can unwind and enjoy the views on the cosy rooftop terrace, while comfortable covered balconie...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>112</b>            |
| Floor Number           | <b>5</b>              |
| Total Number of Floors | <b>5</b>              |
| Furnishing             | <b>Unfurnished</b>    |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                       |
|---------|-----------------------|
| Parking | <b>Uncovered, Yes</b> |
|---------|-----------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>8258</b>      |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Agios Nikolaos      Region: **Larnaca**  
 Coordinates: **34.91697 / 33.634619**

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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>€3 750.00/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

€420 000 on Oct 8, 2025





