

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

Nestled in the prestigious and welcoming neighbourhood of Faneromeni, this new residential project in Larnaca offers a prime location that harmoniously combines tranquility and a convenient lifestyle. Just a few minutes' drive from the sandy beaches and lively city centre, residents will enjoy easy access to a variety of urban amenities such as schools, supermarkets, hospitals, banks, restaurants and parks. Within walking distance is the famous Salt Lake, inviting you to explore the area's beautiful natural landscapes and enjoy spectacular sunset views. This development consists of meticulously designed 1-2-bedroom apartments, providing spacious and modern living areas. ...



### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>91</b>				
Floor Number	<b>1</b>				
Total Number of Floors	<b>4</b>			Reference Number	<b>8379</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Energy Efficiency	<b>A</b>			Condition	<b>Under Construction</b>
Heating	<b>Autonomous Heating, Yes</b>			Bathrooms	<b>2</b>
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities

### Location

- Parking

**Location:** Agios Nikolaos                      Region: **Larnaca**  
**Coordinates: 34.909733 / 33.628748**

## Price: €286 650 + VAT

VAT for this property is **€14,333** or **€54,464**. 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>€3 150.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€286 650 on Oct 8, 2025

