

## 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>114</b>				
Floor Number	<b>4</b>			Reference Number	<b>8383</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		<b>Location:</b> Agios Nikolaos	<b>Region:</b> Larnaca		
Coordinates: <b>34.909733 / 33.628748</b>					

## Price: €388 500 + VAT

VAT for this property is **€19,425** or **€73,815**. 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 Price per SQM	<b>None</b> <b>€3 408.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€388 500 on Oct 8, 2025



