

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

This unit belongs to an exclusive collection of modern 2-3 bedroom apartments nestled in the sought-after area of Agios Nikolaos in Larnaca, seamlessly blending distinctive design and unparalleled comfort. Just a five-minute drive from the Metropolis Mall and Cineplex, residents will enjoy convenient access to a variety of shopping, dining and entertainment venues.

The complex allures with its striking contemporary design, both inside and out. Its clean geometric lines blend harmoniously with the surrounding aesthetic, but its unique architectural flair sets it apart. Each apartment features an open-plan layout comprising the kitchen, dining and living areas, seamlessly extending to...



Property Info		Plot / Area Info		Additional info	
Covered Area	110				
Covered Veranda	30				
Floor Number	5			Reference Number <b>8835</b>	
Total Number of Floors	5	Parking	•		
Furnishing	Unfurnished		Covered, Yes	Property type	Apartment
Energy Efficiency	A			Bathrooms	2
Heating	Autonomous Heating, Yes				
Air Conditioning	All rooms, Yes				
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Amenities Location

• Parking Location: Agios Nikolaos Region: Larnaca

Coordinates: 34.913864 / 33.603626



Price: €330 000 + VAT

VAT for this property is €16,500 or €62,700. 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 ~€9 800.00

Price per SQM €3 000.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€330 000 on Oct 8, 2025













