



## 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	<b>110</b>
Covered Veranda	<b>30</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

Parking **Covered, Yes**

Reference Number **8835**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

### Location

- Parking

**Location:** Agios Nikolaos      Region: **Larnaca**  
 Coordinates: **34.913864 / 33.603626**



## Price: €349 000 + VAT

VAT for this property is **€17,450** or **€66,310**. 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>~€10 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 173.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€330 000 on Oct 8, 2025  
€349 000 on Mar 17, 2026



