

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

Nestled in the heart of Larnaca, this exceptional development offers ultra-modern apartments combining visionary architecture and stylish elegance. Residents can enjoy the tranquility of a residential neighborhood while having seamless access to all essential urban amenities including schools, supermarkets, shops, pharmacies, and dining venues, ensuring that everyday needs are conveniently met.



This innovative project features 2-bedroom apartments and penthouses, offering a unique urban lifestyle. Each flat is meticulously designed to seamlessly blend spacious living areas with expansive balconies, creating a harmonious balance between indoor and outdoor living. All apartments embod...

### Property Info

### Plot / Area Info

### Additional info

|                        |                                |         |                     |                  |                           |
|------------------------|--------------------------------|---------|---------------------|------------------|---------------------------|
| Covered Area           | <b>107</b>                     |         |                     |                  |                           |
| Covered Veranda        | <b>23</b>                      |         |                     |                  |                           |
| Floor Number           | <b>4</b>                       |         |                     | Reference Number | <b>9056</b>               |
| Total Number of Floors | <b>4</b>                       | Parking | <b>Covered, Yes</b> | Property type    | <b>Apartment</b>          |
| Furnishing             | <b>Unfurnished</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

**Location:** Agios Nikolaos      Region: **Larnaca**  
 Coordinates: **34.915889 / 33.619228**

## Price: €335 000 + VAT

VAT for this property is **€16,750** or **€63,650**. 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>€3 131.00/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

€335 000 on Oct 8, 2025



