


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

This modern development is ideally located in Larnaca's prime residential area, close to Metropolis Mall, where shopping, dining, and entertainment options abound. Combining sophistication with everyday convenience, it's perfect for families and professionals alike. 

The three-story features elegant 2-bedroom apartments and penthouses with thoughtfully designed layouts. Each unit boasts high-quality finishes and premium materials, creating interiors that exude modern charm and functionality.

Prioritizing sustainability, the project includes various energy-efficient features to enhance residents' comfort and lower energy costs. Each apartment is equipped with a smart contr...

### Property Info

Covered Area	<b>96</b>
Covered Veranda	<b>15</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>10364</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Agios Nikolaos      Region: **Larnaca**  
**Coordinates:** **34.921036 / 33.612648**

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>€2 500.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€240 000 on Oct 8, 2025

