

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

This exclusive residential project combines elegance, luxury, and style. Ideally located in the beautiful and sought-after Faneromeni area of Larnaca, it offers convenient access to urban amenities, making it a perfect choice for families and professionals alike.

With just one spacious flat per floor, residents enjoy unmatched privacy and exclusivity. Each flat has two spacious bedrooms and two modern bathrooms, designed with comfort and practicality in mind. High-end interior finishes bring a sense of sophistication to each room, while a private lift provides convenience and security.

Large double-glazed windows invite plenty of natural light, offering stunning views and cre...



Property Info		Plot / Area Info	Additional info	
Covered Area	<b>84</b>			
Covered Veranda	<b>10</b>		Reference Number	<b>10717</b>
Floor Number	<b>4</b>		Property type	<b>Apartment</b>
Total Number of Floors	<b>4</b>	Parking	Condition	<b>Under Construction</b>
Furnishing	<b>Unfurnished</b>		Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>			
Air Conditioning	<b>All rooms, Yes</b>			

Amenities	Location	Region
• Parking	<b>Location:</b> Agios Nikolaos <b>Coordinates:</b> <b>34.911964 / 33.617653</b>	<b>Larnaca</b>

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>€3 810.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<a href="mailto:info@cyprus-sothebysrealty.com">info@cyprus-sothebysrealty.com</a>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

Phone: **+35726080180, +35797612926**

## Price change history

€345 000 on Oct 8, 2025

€320 000 on Jan 17, 2026





