

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

Set in a tranquil neighborhood of Larnaca, this sophisticated residential project offers a harmonious blend of peace and urban convenience. Located  within walking distance of schools, shops, supermarkets, and restaurants, and with easy access to the city center and stunning beaches, it provides the perfect setting for families and professionals seeking an enriched lifestyle.

The development features impeccably designed two-bedroom apartments, each with two bathrooms and spacious contemporary interiors. These residences boast a sleek modern aesthetic, complemented by premium Italian ceramic finishes, elegant glass-fronted balconies, and thoughtful layouts that optimize space while se...

### Property Info

Covered Area	<b>100</b>
Covered Veranda	<b>20</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>10961</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Agios Nikolaos      Region: **Larnaca**  
**Coordinates:** **34.913111 / 33.625889**

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>€3 000.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€275 000 on Oct 8, 2025  
 €300 000 on Jan 16, 2026



