

2 Bedroom Apartment for Sale in Agios Nikolaos, Larnaca District

Situated in the desirable Faneromeni area of Larnaca, this exceptional residential development offers the perfect combination of modern comfort and urban convenience. Located just steps away from essential amenities such as shops, cafes, restaurants, banks, and medical centers, it ensures an effortless lifestyle. Residents will also appreciate being within walking distance of the newly opened Salina Park and the esteemed American Academy. ✖

This boutique three-story building comprises only six one- and two-bedroom apartments, providing a sense of exclusivity and privacy. The apartments showcase contemporary design, high-quality finishes, and smart layouts that maximize comfort and fun...

Property Info

Covered Area	93
Covered Veranda	15
Floor Number	1
Total Number of Floors	3
Furnishing	Unfurnished
Energy Efficiency	A
Air Conditioning	All rooms, Yes

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number **10968**
 Property type **Apartment**
 Bathrooms **2**

Amenities

- Parking

Location

Location: Agios Nikolaos Region: **Larnaca**
 Coordinates: **34.913611 / 33.623944**

Price: €305 000 + VAT

VAT for this property is **€15,250** or **€57,950**. 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	Excluded	Title transfer fee	~€8 800.00	Common expenses	None
		Price per SQM	€3 280.00/m²		

Representative: Cyprus Sotheby's International Realty

Registration number	1013	Email	info@cyprus-sothebysrealty.com
License number	517/E	Legal name	ConceptRealty Ltd
Phone: +35726080180, +35797612926			

Price change history

€275 000 on Oct 8, 2025
 €305 000 on Nov 19, 2025







