

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		Plot / Area Info		Additional info	
Covered Area	93				
Covered Veranda	15				
Floor Number	1			Reference Number	10968
Total Number of Floors	3	Parking	Covered, Yes	Property type	Apartment
Furnishing	Unfurnished			Bathrooms	2
Energy Efficiency	A				
Air Conditioning	All rooms, Yes				
Amenities		Location			
• Parking		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 Price per SQM	~€8 800.00 €3 280.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€275 000 on Oct 8, 2025

€305 000 on Nov 19, 2025







