

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

Nestled in the prestigious residential area of Drosia, this exquisite new apartment complex offers an exceptional blend of comfort, elegance, and convenience. Just 10 minutes from the dynamic center of Larnaca and a mere 5-minute drive to Metropolis Mall, residents enjoy effortless access to shopping, dining, and entertainment options. X

The stylish three-story development presents beautifully designed one- and two-bedroom apartments, where modern architecture meets high-quality craftsmanship. The open-plan kitchens seamlessly integrate with the spacious living areas, while the bright and airy bedrooms feature elegant built-in wardrobes. Large covered balconies with unique glass raili...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>93</b>				
Covered Veranda	<b>15</b>			Reference Number	<b>11210</b>
Floor Number	<b>1</b>			Property type	<b>Apartment</b>
Total Number of Floors	<b>3</b>	Parking	<b>Covered, Yes</b>	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>				

Amilities	Location	Region
• Parking	<b>Location:</b> Agios Nikolaos <b>Coordinates:</b> 34.917889 / 33.61375	<b>Larnaca</b>

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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>€2 527.00/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

€240 000 on Oct 8, 2025

€235 000 on Feb 7, 2026



