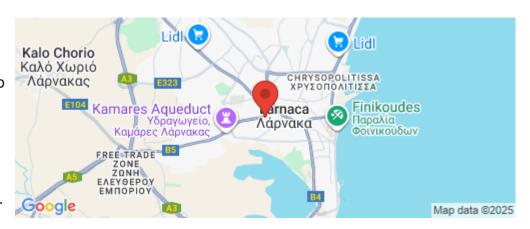


## 2 Bedroom Apartment for Sale in Agios Nikolaos, Larnaca District

Nestled in the prestigious residential area of Drosia, this exquisite new 2 bedroom apartment 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.

The stylish three-story development presents beautifully designed oneand two-bedroom apartments, where modern architecture meets highquality 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 rai...



Property Info	Plot / Area Info
Toperty IIIIo	i lot / Al ea illio

Covered Area 106
Covered Veranda 22
Floor Number 3

Total Number of Floors **3** Parking **Covered, Yes** 

Furnishing **Unfurnished** 

Energy Efficiency A

Air Conditioning All rooms, Yes

Amenities Location

• Parking Location: Agios Nikolaos Region: Larnaca

Coordinates: **34.917889** / **33.61375** 

## Additional info

Reference Number 11214
Property type Apartment
Condition Under Construction
Bathrooms 2



Price: €335 000 + VAT

VAT for this property is €16,750 or €63,650. 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 Excluded

Title transfer fee None

Price per SQM €3 160.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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License number 517/E Legal name ConceptRealty Ltd

Phone: +35726080180, +35797612926

## **Price change history**

€335 000 on Oct 8, 2025

















