


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

Discover a new residential project where modern comfort meets smart design in a prime location. This elegant four-story development offers spacious two-bedroom apartments tailored for those who appreciate urban convenience and exceptional living standards. 

Located in one of Larnaca's most desirable areas, the complex is just minutes from major amenities—including a hospital, the Metropolis Mall, a school, and the popular Cineplex cinema. Larnaca International Airport is only ten minutes' drive away, making the project especially attractive for comfortable living and a sound investment choice.

The apartments are filled with natural light thanks to large panoramic windows,...

### Property Info

Covered Area	<b>109</b>
Covered Veranda	<b>24</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	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>13291</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Agios Nikolaos      Region: **Larnaca**  
Coordinates: **34.919972 / 33.603139**

## Price: €225 000 + VAT

VAT for this property is **€11,250** or **€42,750**. 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>~€5 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 064.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€215 000 on Oct 9, 2025

€225 000 on Jan 9, 2026



