

## 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 **109**  
 Covered Veranda **24**  
 Floor Number **1**  
 Total Number of Floors **4**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **13291**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

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

## Price: €230 000 + VAT

VAT for this property is **€11,500** or **€43,700**. 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>~€5 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 110.00/m<sup>2</sup></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  
 €230 000 on Apr 3, 2026



