

## 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. X

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          |                       | Plot / Area Info                          | Additional info        |                  |
|------------------------|-----------------------|-------------------------------------------|------------------------|------------------|
| Covered Area           | <b>109</b>            |                                           |                        |                  |
| Covered Veranda        | <b>24</b>             |                                           |                        |                  |
| Floor Number           | <b>3</b>              |                                           | Reference Number       | <b>13296</b>     |
| Total Number of Floors | <b>4</b>              | Parking                                   | Property type          | <b>Apartment</b> |
| Furnishing             | <b>Unfurnished</b>    |                                           | Bathrooms              | <b>2</b>         |
| Energy Efficiency      | <b>A</b>              |                                           |                        |                  |
| Air Conditioning       | <b>All rooms, Yes</b> |                                           |                        |                  |
| Amenities              |                       | Location                                  |                        |                  |
| • Parking              |                       | <b>Location:</b> Agios Nikolaos           | Region: <b>Larnaca</b> |                  |
|                        |                       | Coordinates: <b>34.919972 / 33.603139</b> |                        |                  |

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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<br>Price per SQM | <b>~€7 600.00</b><br><b>€2 523.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|-----------------------------------------------------|-----------------|-------------|

## Representative: Cyprus Sotheby's International Realty

|                                          |              |            |                                       |
|------------------------------------------|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€265 000 on Oct 9, 2025

€275 000 on Jan 9, 2026



