

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

This two bedroom apartment is nestled in one of Larnaca's most sought-after neighborhoods, offering a harmonious blend of modern comfort and urban convenience. The three-storey building includes stylish one- and two-bedroom apartments, as well as exclusive two-bedroom penthouses with private rooftop terraces — the ideal place to relax and enjoy panoramic city views.

Perfectly positioned just minutes from key amenities, the development is close to the hospital, Metropolis Mall, schools, and the popular Cineplex cinema. Larnaca International Airport is only a 10-minute drive away, making this location highly appealing for both families and investors.

Each residence features ...

Property Info		Plot / Area Info	Additional info	
Covered Area	<b>101</b>			
Covered Veranda	<b>15</b>			
Floor Number	<b>3</b>		Reference Number	<b>13304</b>
Total Number of Floors	<b>3</b>	Parking	Property type	<b>Apartment</b>
Furnishing	<b>Unfurnished</b>		Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>		Bathrooms	<b>2</b>
Air Conditioning	<b>All rooms, Yes</b>			

Amilities	Location	Region
• Parking	<b>Location:</b> Agios Nikolaos <b>Coordinates:</b> <b>34.919972 / 33.603139</b>	<b>Larnaca</b>

## Price: €285 000 + VAT

VAT for this property is **€14,250** or **€54,150**. 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>€2 822.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€275 000 on Oct 9, 2025

€285 000 on Jan 9, 2026



