

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

This exceptional development is located in the heart of Larnaca, just minutes from Finikoudes beach and in close proximity to schools, kindergartens, hospitals, banks, offices, shops and restaurants. ✖

Designed for those seeking the perfect balance between luxury and urban convenience, the development offers stylish two-bedroom apartments as well as exclusive fourth floor penthouses, each with a spacious roof terrace with breathtaking views.

All apartments have an open-plan kitchen and living area, and two comfortable bedrooms, the master with en-suite bathroom. Each flat has a private parking space and the penthouses benefit from individual storage rooms.

The modern desig...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>79</b>             |
| Covered Veranda        | <b>6</b>              |
| Uncovered Veranda      | <b>14</b>             |
| Floor Number           | <b>4</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 **Covered, Yes**

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>13337</b>              |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |

### Amenities

- Parking

### Location

**Location:** Agios Nikolaos      Region: **Larnaca**  
**Coordinates:** **34.913578 / 33.631191**

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 696.00/m<sup>2</sup></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

€450 000 on Oct 9, 2025



