


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

Welcome to a sophisticated new project that seamlessly combines modernity and tranquillity in a uniquely designed home located in the heart of Larnaca's central district, surrounded by the city's most picturesque attractions. Ideally residing in proximity to the renowned Pattichio Park and the enchanting Larnaca Salt Lake, residents also benefit from convenient access to the Metropolis Mall and the stunning Mackenzie beach, just a short drive away. 

This elegant two-story development presents four distinctive 2 and 3 bedroom apartments, with two situated on the ground floor complemented by private gardens, and two penthouses graced by their own private rooftop terraces.

## Price: €395 000 + VAT

VAT for this property is **€19,750** or **€75,050**. 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>€3 950.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€425 000 on Oct 9, 2025  
 €395 000 on Apr 17, 2026



