

2 Bedroom Apartment for Sale in Agios Nikolaos, Larnaca District

Located in the prestigious Agios Nikolaos neighborhood, one of the most desirable areas of Larnaca, this new contemporary residential project offers a selection of one- and two-bedroom apartments along with exclusive penthouses featuring expansive rooftop terraces with sweeping city views.



Each residence is thoughtfully crafted with comfort and practicality in mind. Spacious layouts, high-quality finishes, and large double-glazed windows enhance natural light while creating a sense of privacy and elegance. Class A energy efficiency guarantees a pleasant indoor climate throughout the year and helps reduce running costs.

Residents will benefit from covered parking, private stora...

Property Info

Covered Area **95**

Covered Veranda **13**

Uncovered Veranda **7**

Floor Number **1**

Total Number of Floors **3**

Furnishing **Unfurnished**

Energy Efficiency **A**

Air Conditioning **All rooms, Yes**

Plot / Area Info

Parking

Covered, Yes

Additional info

Reference Number **14530**

Property type **Apartment**

Bathrooms **2**

Amenities

- Parking

Location

Location: Agios Nikolaos

Region: **Larnaca**

Coordinates: **34.91386 / 33.620054**

Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€7 000.00 | Common expenses | None |
| | | Price per SQM | €2 737.00/m² | | |

Representative: Cyprus Sotheby's International Realty

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|--|--------------|------------|---------------------------------------|
| Registration number | 1013 | Email | info@cyprus-sothebysrealty.com |
| License number | 517/E | Legal name | ConceptRealty Ltd |
| Phone: +35726080180, +35797612926 | | | |

Price change history

€255 000 on Oct 9, 2025

€260 000 on Dec 4, 2025



