

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. X

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 stor...

Property Info		Plot / Area Info		Additional info	
Covered Area	95				
Covered Veranda	13				
Uncovered Veranda	7				
Floor Number	1				
Total Number of Floors	3	Parking	Covered, Yes	Reference Number	14530
Furnishing	Unfurnished			Property type	Apartment
Energy Efficiency	A			Bathrooms	2
Air Conditioning	All rooms, Yes				
Amenities		Location			
• Parking		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.

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

Representative: Cyprus Sotheby's International Realty

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



