

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	103
Covered Veranda	20
Floor Number	3
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 **14535**
 Property type **Apartment**
 Bathrooms **3**

Amenities

- Parking

Location

Location: Agios Nikolaos Region: **Larnaca**
 Coordinates: **34.91386 / 33.620054**

Price: €325 000 + VAT

VAT for this property is **€16,250** or **€61,750**. 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	~€9 600.00	Common expenses	None
		Price per SQM	€3 155.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€320 000 on Oct 9, 2025

€325 000 on Dec 4, 2025



