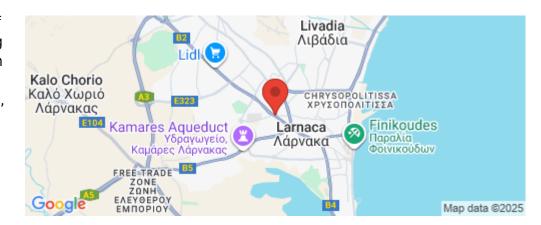


## 2 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos

For sale: a modern apartment under construction in the desirable area of Agios Nikolaos. This second-floor residence is part of a four-story building served by an elevator, providing convenient access for all residents. With an internal space of 77 m², the apartment features two comfortable bedrooms and two well-appointed bathrooms, making it ideal for couples, small families, or investment purposes.



Enjoy life in a stylish, energy-efficient home with an energy certificate rating of A, ensuring lower running costs and a healthier indoor environment. Designed with a contemporary look, the apartment promises a bright and welcoming living experience once completed in 2027.

Agi...

Property Info		Plot / Area Info		Additional info	
Covered Area Heating Air Conditioning	77 Central Heating, Yes All rooms, Yes	Parking	Covered, Yes	Reference Number Property type Condition Bathrooms	28275 Apartment Brand New 2

Amenities Location

Location: Larnaca - Agios Nikolaos Region: Larnaca

Coordinates: **34.923331933525** / **33.611455240538** 



Price: €225 000 + VAT

VAT for this property is €11,250 or €42,750. 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 None

Price per SQM €2 922.00/m²

Common expenses None

## **Representative: Kazo Real Estate**

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License number 372/E Legal name N/A

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## **Price change history**

€225 000 on Oct 17, 2025





































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