

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

Delivery: August 2027



For sale: Modern two-bedroom apartment currently under construction, offering a comfortable internal space of 77 m<sup>2</sup>. Thoughtfully designed on the second floor of a four-story building with elevator, this home features two spacious bedrooms and two stylish bathrooms, making it ideal for families or professionals. The property is expected to be completed in 2027 and meets the highest standards for energy efficiency (Class A), ensuring low utility costs and a healthy living environment.

Located in the sought-after area of Agios Nikolaos, this apartment is part of a peaceful neighborhood known for its blend of traditional charm and modern conveniences. Res...

### 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

- Elevator

**Location:** Larnaca - Agios Nikolaos  
Coordinates: **34.923331933525 / 33.611455240538**

Region: **Larnaca**

## Price: €215 000 + VAT

VAT for this property is **€10,750** or **€40,850**. 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>€2 792.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€225 000 on Oct 17, 2025

€215 000 on Apr 7, 2026











