

## 2 Bedroom Apartment for Sale in Agios Nikolaos, Larnaca District

Experience a contemporary and refined lifestyle enriched by a central location and an abundance of nearby amenities. Perfectly nestled in the heart of Larnaca, this modern development seamlessly combines urban convenience with the allure of the Mediterranean coastline. Captivating beaches and an array of infrastructure, including schools, shops, offices, supermarkets, restaurants, and cafeterias, are all within walking distance. Residents can relish a comfortable and high-quality lifestyle, enjoying the best of both urban and coastal living.

The complex consists of cosy studios and 1-2 bedroom apartments featuring an open-plan living and kitchen area that leads to a balcony with ele...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>82</b>				
Floor Number	<b>6</b>				
Total Number of Floors	<b>6</b>			Reference Number	<b>8124</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Uncovered, Yes</b>	Property type	<b>Apartment</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>
Heating	<b>Autonomous Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities

### Location

- Parking

**Location:** Agios Nikolaos      Region: **Larnaca**  
**Coordinates: 34.916499 / 33.63551**

**Price: €435 000 + VAT**

VAT for this property is **€21,750** or **€82,650**. 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>~€14 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 305.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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

**Price change history**

€435 000 on Dec 3, 2025



