


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

For sale: Off-plan modern apartment in the desirable area of Agios Nikolaos. This spacious 81 m<sup>2</sup> home is designed for comfortable living, featuring two generous bedrooms and two contemporary bathrooms. Situated on the first floor of a well-designed four-story building with an elevator, the apartment combines convenience with style. 

The layout offers an open and airy living space, balanced with privacy in the bedroom areas. Built for energy efficiency, the property boasts an energy rating of A, ensuring reduced energy bills and a lower environmental impact. The modern finishes and quality materials promise lasting value and comfort.

Agios Nikolaos is known for its welcoming ...

### Property Info

Covered Area **81**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **29201**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Balcony

### Location

**Location:** Larnaca - Agios Nikolaos      Region: **Larnaca**  
 Coordinates: **34.91332959117 / 33.624215730866**

## Price: €340 000 + VAT

VAT for this property is **€17,000** or **€64,600**. 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>€4 198.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€340 000 on Dec 16, 2025



