

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

For sale is a modern off-plan penthouse apartment in the sought-after area of Agios Nikolaos, set for completion in 2027. This impressive residence  enjoys an internal space of 81 m<sup>2</sup>, designed with comfort and style in mind. The apartment offers two spacious bedrooms, three elegant bathrooms, and direct access to your floor via a private elevator.

Agios Nikolaos is known for its tranquil atmosphere, tree-lined streets, and friendly neighborhood feel. Residents can enjoy the convenience of being close to shops, cafes, schools, and all essential amenities. The area is ideal for those who appreciate easy access to services while enjoying a peaceful setting.

The penthouse itself ...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>81</b>			Reference Number	<b>29202</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Bathrooms	<b>3</b>

Amenities	Location	Region
• Balcony	<b>Location:</b> Larnaca - Agios Nikolaos <b>Coordinates:</b> <b>34.91332959117 / 33.624215730866</b>	<b>Larnaca</b>

## Price: €415 000 + VAT

VAT for this property is **€20,750** or **€78,850**. 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 Price per SQM	<b>None</b> <b>€5 123.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kazo Real Estate

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## Price change history

€415 000 on Dec 16, 2025



