

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

Discover a contemporary residential project ideally located in the heart of Larnaca, within the highly desirable Faneromeni neighbourhood. This boutique development offers a select collection of stylish two-bedroom apartments, designed to provide a calm and comfortable living environment. The location places residents just a short walk from the new Salina Park, the well-known Pattichio Park, and the scenic Larnaca Salt Lake – an ideal setting for relaxed moments with family and friends.



The project showcases contemporary architecture, modern finishes, and thoughtfully designed layouts. Each apartment features generous interiors with an open-plan kitchen seamlessly connected to...

### Property Info

Covered Area	<b>103</b>
Covered Veranda	<b>22</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **16600**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

**Location:** Agios Nikolaos      Region: **Larnaca**  
 Coordinates: **34.912549 / 33.620684**

## 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>~€10 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 301.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€340 000 on Feb 28, 2026





