

## 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>23</b>
Floor Number	<b>2</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 **16603**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

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

## Price: €335 000 + VAT

VAT for this property is **€16,750** or **€63,650**. 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>~€10 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 252.00/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

€335 000 on Feb 28, 2026





