

## 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>4</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 **16606**  
 Property type **Apartment**  
 Bathrooms **3**

### Amenities

- Parking

### Location

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

## 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>€4 223.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
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## Price change history

€435 000 on Feb 28, 2026





