

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

Ideally located in the heart of Larnaca, overlooking the beautiful Salina Park, this contemporary residential development offers a refined lifestyle defined by comfort, tranquillity, and urban convenience. Just a short drive away from Larnaca International Airport and walking distance to the vibrant Finikoudes promenade with its palm-lined seafront, cafes, and beaches. ✖

The development features spacious two-bedroom apartments, including exceptional penthouses with private roof terraces complete with an open-plan kitchen, bathroom, and storage – ideal for entertaining or relaxing in complete privacy while enjoying panoramic views.

Architecturally, the development stands out wi...

### Property Info

Covered Area	<b>105</b>
Covered Veranda	<b>18</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</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 **17024**  
 Property type **Apartment**  
 Bathrooms **3**

### Amenities

- Parking

### Location

**Location:** Agios Nikolaos      Region: **Larnaca**  
 Coordinates: **34.916147 / 33.624836**

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 286.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€450 000 on Apr 9, 2026









