

For Sale, Apartment, Standard Apartment, Larnaca, Agios Nikolaos

For Sale : **€ 173,000**

Description
Sleek Urban Living: 2-Bedroom Apartment in Agios Nikolaos, Larnaca
Prime Location Near Vergina Gymnasium & Metropolis Mall
Experience the perfect blend of modern design and central convenience with this 75 m² two-bedroom apartment in the prestigious Agios Nikolaos parish. Situated in a quiet yet highly connected residential pocket, this second-floor residence is ideal for small families or professionals who want to be minutes away from Larnaca’s newest landmarks and top-tier educational facilities.

Contemporary Layout & Features
Completed with high-quality finishes, this apartment is designed for functional urban life:
Internal Space: A well-distributed 75 m² featuring an open-plan kitchen, living, and dining area that maximizes the flow of natural light.
Accommodations: Includes two spacious bedrooms, highlighted by a master suite with its own private en-suite bathroom. A second full bathroom serves the rest of the home.
Versatile Outdoor Living: The property boasts both covered and uncovered verandas, providing shaded areas for dining and open space for soaking up the Cyprus sun.
Convenience: Includes a dedicated covered parking space and a private storage room on the ground floor.

Detailed Location & Neighborhood Profile
Agios Nikolaos is a thriving district that serves as the "new heart" of Larnaca, balancing historical charm with ultra-modern infrastructure:
Educational Hub: The apartment is perfectly positioned for families, located just a short distance from the Vergina Gymnasium and the Vergina Lyceum. It is also within easy reach of the American Academy, one of the island's most prestigious private schools.
Shopping & Leisure: You are just a 3-minute drive (approx. 1 km) from the Metropolis Mall, Larnaca’s premier shopping destination. For entertainment, the Cineplex complex and a variety of modern cafes and restaurants are all nearby.

Heritage & Nature:
Kamares Aqueduct: Located within walking distance (approx. 800m), this historic 18th-century monument is beautifully illuminated at night and marks the start of scenic walking trails.
Salt Lake: The apartment is near the Larnaca Salt Lake, famous for its seasonal flamingos and sunset views.

Strategic Connectivity:
City Access: Reach the Phinikoudes promenade and the city center in just 7 minutes.
Travel: Larnaca International Airport is a convenient 10-minute drive away.
Commuting: Immediate access to the main motorway junction, making travel to Nicosia or Limassol effortless.
Healthcare: The Larnaca General Hospital and several private clinics are situated within a 5-minute radius, ensuring peace of mind for residents.

Smart Living in a Growing District
Contact G&P Lazarou Estate Agents today at +357 24104949 or email larnaca.office@gplazarou.com to arrange your private viewing of this exceptional Agios Nikolaos apartment!

Details

Property Type: **Apartment**
Status: **Available**
Unit Number: **201**
Website

Main Features

Property Subtype: **Standard Apartment**
Construction Stage: **Under Construction**
Construction Year: **2027**
Bedrooms: **2**
Bathrooms: **2**
Kitchen Type: **Open Plan**
Furnished: **Unfurnished**
Covered Parking: **1**
Floors Building: **3**

Area

Internal Area: **75m²** Covered Verandas: **15m²** Uncovered Verandas: **7m²**

Further Details

Elevator, Storage Space

Gallery




























third floor


terrace

first floor



second floor

