



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

(201) MARIOS 7 RESIDENCE, VLACHOS, AGIOS NIKOLAOS, LARNAKA

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:

Kamaries 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**
Bedrooms: **2**
Furnished: **Unfurnished**

Construction Stage: **Under Construction**
Bathrooms: **2**
Covered Parking: **1**

Construction Year: **2027**
Kitchen Type: **Open Plan**
Floors Building: **3**

Area

Internal Area: **75m²**

Covered Verandas: **15m²**

Uncovered Verandas: **7m²**

Further Details

Elevator, Storage Space



Gallery





