



## 2 Bedroom Modern Top Floor Apartment - Ayios Nikolaos Area, Larnaca



### Agent Info

Name: Thekla Papouri  
Email: [info@elegantcyprusproperties.com](mailto:info@elegantcyprusproperties.com)  
Company Name: Elegant Cyprus Properties  
Country: Cyprus  
Experience since: 2000  
Service Type: Selling a Property  
Specialties: Buyer's Agent, Listing Agent, Relocation, Foreclosure, Short-Sale, Consulting, Other  
Property Type: Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured, Other  
Phone: +357 (999) 730-34  
Languages: English, Greek  
Website: <https://elegantcyprusproperties.com>

### Listing details

Property for: Sale  
Price: USD 423,245.23

### Location

Country: Cyprus  
State/Region/Province: Larnaka  
City: Larnaca  
Posted: Nov 13, 2024  
Description:

This beautiful top floor apartment is located in Ayios Nikolaos area in Larnaca.

Ayios Nikolaos in Larnaca is a charming residential area known for its mix of traditional Cypriot homes and modern apartments. Located close to both the city center and the beach, it offers easy access to amenities, schools, and parks. The neighborhood is peaceful and family-friendly, making it ideal for locals and expats alike.



This stunning 2 bedroom apartment is perfectly situated on the third floor of an exclusive, newly developed complex with only nine units, offering a sense of privacy and sophistication.

Upon entry, you're welcomed into an open plan living, dining, and kitchen area designed for both comfort and style. Large patio doors in the living space flood the room with natural light, and lead out to a spacious, covered veranda ideal for relaxing or entertaining.

The apartment includes two well-appointed bedrooms. The master bedroom features a sleek en-suite shower, while the second bedroom shares a guest bathroom equipped with a bathtub. Additional conveniences include a private storage room and a dedicated covered parking space.

Designed for modern living, this apartment boasts Energy Efficiency Class A, a smart control system, intercom, and double-glazed windows for added insulation and comfort. Provisions are already in place for air conditioning and an electric car charging station, offering future-proofing for an eco-conscious lifestyle.

This apartment combines contemporary design, comfort, and advanced features for an elevated living experience in the heart of Larnaca.

## **Features:**

- Energy Efficiency A
- Smart Control System aligned for use as provision for: smart tv, electric blinds, lights, music surround system, shutter blinds, oven and hob, AC units
- intercom system
- Provision for electrical car charge
- Provision for AC
- Photovoltaics



- Underfloor Heating in bathrooms
- Digital intercom system
- Water pressure system

### **Distances:**

- 200 meters to Metropolis Mall
- 10 minutes' drive to Finikoudes Area

### **Common**

Bedrooms:	2
Bathrooms:	2
Finished sq. ft.:	86 sq m

### **Utility details**

Heating:	Yes
----------	-----

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.385.898
-----------	-------------



IMLIX

**IMLIX Real Estate Marketplace**

<https://www.imlix.com/>

---

