

## 4 Bedroom House for Sale in Agios Nikolaos, Larnaca District

A modern 4-bedroom house for sale in Saint Nicholas area, Larnaca.

The house consists of 4 bedrooms, 3 bathrooms, private pool, garden, storage room, covered parking area.

Fully furnished

Fittings and electrical appliances

Internal area 180 sq.m.

Covered verandas 40 sq.m. + Uncovered veranda

Private Pool

Covered Parking

Storage Room

Garden

### Property Info

Covered Area	<b>220</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Plot area	<b>280</b>
Pool	<b>Private, Yes</b>

### Additional info

Reference Number	<b>44268</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2017</b>
Bathrooms	<b>3</b>

### Amenities

- Garden

### Location

**Location:** Agios Nikolaos Region: **Larnaca**

## Price: €450 000 + VAT

VAT for this property is **€42,545** 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>€2 045.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€450 000 on May 23, 2024







