

4 Bedroom House for Sale in Larnaca District

This amazing house, set in the prestigious neighbourhood of Agios Nikolaos in Larnaca, perfectly balances comfort and convenience, making it ideal for family living. Conveniently located near all essential amenities, including supermarkets, hospitals, schools, Metropolis Mall, and just a 5-minute drive from the town center, this home ensures that everything you need is within easy reach.

Upon entering, you are welcomed into a spacious living area on the left, featuring a cozy fireplace that creates a warm and inviting atmosphere. To the right, the dining area is perfect for hosting dinner parties. Behind the staircase, you'll find a stylish built-in bar area, ideal for entertainin...



Property Info

Plot / Area Info

Additional info

|              |     |           |     |                  |       |
|--------------|-----|-----------|-----|------------------|-------|
| Covered Area | 320 | Plot area | 620 | Reference Number | f9900 |
|              |     |           |     | Property type    | House |
|              |     |           |     | Bathrooms        | 2     |

Amenities

Location

Region: **Larnaca**  
Coordinates: **34.922 / 33.607**

## Price: €850 000 + VAT

VAT for this property is **€105,719** or **€161,500**. 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>~€30 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 656.00/m²</b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
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## Price change history

€850 000 on Jul 9, 2024





















