

## 3 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos

Reference ID: #SA33550 Price details: €275,000 +VAT Three bedroom apartment in the sought-after area Saint Nikolas (near the lake banks) in Larnaca. The contemporary East facing is 5 floors and comprises of 10 Apartments. Each floor is divided between two spacious apartments. There is a total of Five Two Bedroom Apartments and Five Three Bedroom Apartments. The Building has a CLASS A ENERGY CERTIFICATE. Internal area - 101sqm Balconies - 16sqm 4 apartments available. Prices from EUR 275,000 - EUR 295,000 Expected delivery - August 2026 PLUS V.A.T



### Property Info

Covered Area	<b>117</b>
Covered Veranda	<b>16</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool **No**

### Additional info

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**SA33550**  
**Apartment**  
**Under Construction**  
**2026**  
**2**

### Amenities

### Location

**Location:** Larnaca - Agios Nikolaos  
**Coordinates:** **34.913705131805 / 33.603470355034**

Region: **Larnaca**

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 350.00/m²</b>		

## Representative: Smart Assets

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License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€249 000 on Sep 27, 2024  
 €275 000 on Mar 29, 2025

