

## 3 Bedroom Apartment for Sale in Agios Nikolaos, Larnaca District

Spacious 3-Bedroom Apartment with Large Veranda – Agios Nicolaos, Larnaca

A fantastic opportunity to own a well-maintained 3-bedroom apartment in the heart of Agios Nicolaos, near to Metropolis Mall and close to all amenities, schools, and Larnaca city center.

Located on the 3rd floor, this bright apartment features an open-plan kitchen/living/dining area, master bedroom with ensuite, guest WC, and a large uncovered veranda of 71 sq.m. – perfect for outdoor living. It also includes covered parking and a private storage room.

It consists of 89 sq.m. internal area, 20 sq.m. covered verandas + 71 sq.m. uncovered veranda, title deed available | Built in 2004, vacant –...

### Property Info

Covered Area	<b>109</b>
Covered Veranda	<b>20</b>
Uncovered Veranda	<b>71</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>53087</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

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

## Price: €185 000 + VAT

VAT for this property is **€9,250** or **€35,150**. 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>~€4 000.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 697.00/m²</b>		

## Representative: G&P Lazarou Estate Agents

Registration number	<b>701</b>	Email	<b>info@gp Lazarou.com</b>
License number	<b>442/E</b>	Legal name	<b>G&amp;P Lazarou Estate Agents Ltd</b>
Phone: <b>+35722024949, +35799832817</b>			

## Price change history

€185 000 on Apr 18, 2025









