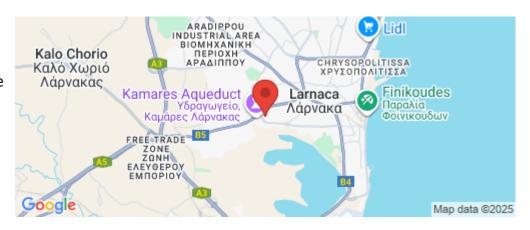


## 3 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos

Reference ID: #SA33550Price details: €275,000 +VATThree 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 – 101sqmBalconies – 16sqm4 apartments available. Prices from EUR 275,000 – EUR 295,000 Expected delivery – August 2026PLUS V.A.T



Property Info Plot / Area Info

Covered Area **117** Floor Number **1** 

ea Info Additional info

Reference Number SA33550
Property type Apartment

Condition Under Construction

Construction Year 2026

Bathrooms 2

**Amenities Location** 

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

Coordinates: 34.913705131805 / 33.603470355034



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	Excluded	Title transfer fee		Common ovnences	None
		Price per SOM	€2 350.00/m <sup>2</sup>	Common expenses	None

## **Representative: Smart Assets**

Registration number	1109	Email	info@smartassets.com.cy
License number	317/E	Legal name	N/A

Phone: **+35777000111** 

## **Price change history**

€275 000 on Jun 17, 2025







