

## 4 Bedroom House for Sale in Larnaca - Agios Nikolaos

Reference ID: #SA29863 Price details: €450,000 The property is a two-storey house with basement in Agios Nikolaos quarter, Larnaca Municipality. The house is built on a plot of 604sqm and benefits from 40m road frontage. The ground floor includes an open plan living and dining area, office, open plan kitchen and a second dining area, laundry room, sitting room, guest toilet, covered and uncovered verandas. The first floor consists of 4 bedrooms (two of them are ensuite), a bathroom, small sitting area, kitchenette, covered and uncovered verandas. There is also an attic and a basement with a toilet, boiler room, playroom, storage area and garage. The house has a total covered area of 511 ...



### Property Info

Covered Area  
Total Number of Floors

**461**  
**2**

### Plot / Area Info

Plot area

**604**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**SA29863**  
**House**  
**Pre-Owned**  
**4**

### Amenities

### Location

**Location:** Larnaca - Agios Nikolaos  
Coordinates: **34.915022725623 / 33.605256083927**

Region: **Larnaca**

**Price: €450 000 + VAT**

VAT for this property is **€65,001** 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>€976.00/m<sup>2</sup></b>		

**Representative: Smart Assets**

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**Price change history**

€450 000 on Jun 17, 2025



