

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

This luxurious three-bedroom penthouse is located on the 4th floor of a modern residential complex, just a short walk from the sea. Situated in one of the most desirable areas, the property offers breathtaking panoramic views of the sea and the city.

Key Features:

- Floor: 4th (Penthouse)
- Property Age: 1.5 years
- Bedrooms: 3
- Bathrooms: 3 + 1 outdoor bathroom with shower by the pool
- Internal Area: 115 m²
- Covered Veranda: 20 m²
- Open Terrace: 100 m²
- Price: €970,000 + VAT

The property comes fully equipped with premium appliances by Miele and Bosch, luxury furniture and accessories by Andriotti, an...

Property Info		Plot / Area Info		Additional info	
Covered Area	135			Reference Number	238977
Covered Veranda	20			Property type	Apartment
Floor Number	4	Pool	Common, Yes	Condition	Pre-Owned
Furnishing	Furnished	Parking	Covered, Yes	Construction Year	2024
Energy Efficiency	A			Bathrooms	4
Air Conditioning	All rooms, Yes			View	Sea view
Amenities		Location			
• Parking		Location: Agios Nikolaos Region: Larnaca			

## Price: €970 000 + VAT

VAT for this property is **€48,500** or **€184,300**. 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>~€35 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 185.00/m²</b>		

## Representative: MySpace

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## Price change history

€970 000 on Aug 23, 2025





