

### 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 m<sup>2</sup>
- Covered Veranda: 20 m<sup>2</sup>
- Open Terrace: 100 m<sup>2</sup>
- 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

Covered Area	<b>135</b>
Covered Veranda	<b>20</b>
Floor Number	<b>4</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>238977</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2024</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

#### Amenities

- Parking

#### Location

**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/m<sup>2</sup></b>		

**Representative: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

**Price change history**

€970 000 on Aug 23, 2025





