


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

For sale: A modern apartment currently under construction in Agios Nikolaos, with completion expected in 2027. This spacious residence offers a total internal space of 86 m<sup>2</sup> and is thoughtfully designed to provide comfort and functionality. Located on the 2nd floor of a 3-storey building with a convenient elevator, the apartment features two plus one bedrooms and two bathrooms, ideal for families or professionals. 

Agios Nikolaos is a well-established residential area known for its peaceful atmosphere and excellent access to both the city and the coast. The neighborhood offers a variety of amenities, including supermarkets, shops, schools, and cafes, all within a short distance. It...

#### Property Info

Covered Area **86**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **27722**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Elevator

#### Location

**Location:** Larnaca - Agios Nikolaos      Region: **Larnaca**  
 Coordinates: **34.915491436808 / 33.608750074629**

**Price: €290 000 + VAT**

VAT for this property is **€14,500** or **€55,100**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 372.00/m<sup>2</sup></b>		

**Representative: Kazo Real Estate**

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**Price change history**

€290 000 on Sep 4, 2025



