

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

For sale: A modern, under-construction apartment on the top floor with elevator access, located in the desirable area of Agios Nikolaos. This spacious residence offers 105.6 m<sup>2</sup> of internal living space, thoughtfully designed to maximize comfort and functionality. The apartment features three bedrooms and four bathrooms, making it ideal for families or those seeking extra space.



Agios Nikolaos is known for its peaceful residential atmosphere, with tree-lined streets and a welcoming community. The area provides easy access to essential amenities such as supermarkets, shops, schools, and parks, creating convenience for daily living. In addition, the location is close to the highway, ...

#### Property Info

Covered Area  
Heating  
Air Conditioning

**106**  
**Central Heating, Yes**  
**All rooms, Yes**

#### Plot / Area Info

Parking

**Covered, Yes**

#### Additional info

Reference Number **27869**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **4**

#### Amenities

- Elevator

#### Location

**Location:** Larnaca - Agios Nikolaos      Region: **Larnaca**  
Coordinates: **34.919013979546 / 33.626977675591**

## Price: €395 000 + VAT

VAT for this property is **€19,750** or **€75,050**. 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>€3 726.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€395 000 on Sep 12, 2025

