

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

For sale: Modern penthouse apartment under construction in the popular area of Agios Nikolaos. This spacious home offers 101 m<sup>2</sup> of internal space, featuring three comfortable bedrooms and three contemporary bathrooms. The property is designed to a high standard, with energy efficiency rated A, ensuring lower utility costs and a greener lifestyle. An elevator provides easy access directly to your penthouse floor.



Set in Agios Nikolaos, the apartment is located in a well-established, peaceful neighborhood known for its charm and convenience. Residents enjoy quick connections to the highway, making commuting simple and efficient. Essential amenities such as shops, cafes, schools, and...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area  
Heating  
Air Conditioning

**101**  
**Central Heating, Yes**  
**All rooms, Yes**

Parking

**Covered, Yes**

Reference Number  
Property type  
Condition  
Bathrooms

**27870**  
**Apartment**  
**Brand New**  
**3**

#### Amenities

#### Location

- Elevator

**Location:** Larnaca - Agios Nikolaos  
**Coordinates:** **34.914217096237 / 33.619831499151**

Region: **Larnaca**

## Price: €455 000 + VAT

VAT for this property is **€22,750** or **€86,450**. 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>€4 505.00/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

€455 000 on Sep 12, 2025

