

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

Discover a unique residential project in the heart of charming Larnaca, nestled in the sought-after Faneromeni neighborhood. This exceptional collection of 2-3 bedroom apartments provides a serene and cozy living experience, conveniently positioned just a short stroll from the renowned Pattichio Park and the picturesque Salt Lake – an ideal setting for cherished moments with family and friends. Meticulously crafted by a team of skilled architects, engineers, and designers, this development presents contemporary architectural design, premium finishes, and intelligent layouts. Each apartment offers spacious interiors that seamlessly combine a modern open-plan kitchen with a comfortable...



#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>119</b>				
Covered Veranda	<b>14</b>				
Uncovered Veranda	<b>3</b>			Reference Number	<b>6773</b>
Floor Number	<b>3</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Total Number of Floors	<b>3</b>			Condition	<b>Under Construction</b>
Furnishing	<b>Unfurnished</b>			Bathrooms	<b>3</b>
Energy Efficiency	<b>A</b>				
Heating	<b>Autonomous Heating, Yes</b>				

#### Amenities

#### Location

- Parking

**Location:** Agios Nikolaos                      Region: **Larnaca**  
**Coordinates:** **34.913468 / 33.623092**

**Price: €440 000 + VAT**

VAT for this property is **€22,000** or **€83,600**. 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>€3 697.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€440 000 on Oct 8, 2025



