


## 4 Bedroom House for Sale in Agios Nikolaos, Larnaca District

This amazing house, set in the prestigious neighbourhood of Agios Nikolaos in Larnaca, perfectly balances comfort and convenience, making it ideal  for family living. Conveniently located near all essential amenities, including supermarkets, hospitals, schools, Metropolis Mall, and just a 5-minute drive from the town center, this home ensures that everything you need is within easy reach.

Upon entering, you are welcomed into a spacious living area on the left, featuring a cozy fireplace that creates a warm and inviting atmosphere. To the right, the dining area is perfect for hosting dinner parties. Behind the staircase, you'll find a stylish built-in bar area, ideal for entertainin...

### Property Info

Covered Area	<b>320</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>B</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area	<b>620</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>9426</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1990 and older</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Agios Nikolaos      Region: **Larnaca**  
**Coordinates:** **34.920027 / 33.605062**

## Price: €850 000 + VAT

VAT for this property is **€105,719** or **€161,500**. 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>~€30 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 656.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€850 000 on Oct 8, 2025

























