

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	320
Furnishing	Furnished
Energy Efficiency	B
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Plot / Area Info

Plot area	620
Parking	Covered, Yes

Additional info

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

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

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## Price change history

€850 000 on Oct 8, 2025

























