

4 Bedroom House for Sale in Agios Nikolaos, Larnaca District

This beautifully maintained 4-bedroom villa is nestled in the serene neighborhood of Vergina in Larnaca. Showcasing contemporary architecture and luxurious finishes, the property is fully move-in ready and ideal for comfortable family living.

The ground floor features a bright lounge, open living and dining areas, a spacious separate kitchen with an additional sitting and dining space, a kitchenette/utility room, and a guest WC.

Upstairs, the master bedroom offers an en-suite shower and access to a private veranda, while three more bedrooms share a modern, fully equipped family bathroom. Quality materials such as solid wood flooring and elegant finishes create a warm and refin...



Property Info

Covered Area	400
Covered Veranda	37
Uncovered Veranda	61
Furnishing	Furnished
Heating	Underfloor Heating, Yes
Air Conditioning	All rooms, Yes

Amenities

- Fireplace

Location

Location: Agios Nikolaos
Coordinates: **34.918579 / 33.588871**

Region: **Larnaca**

Plot / Area Info

Plot area **508**

Additional info

Reference Number	12945
Property type	House
Condition	Pre-Owned
Construction Year	2012
Bathrooms	3

Price: €835 000 + VAT

VAT for this property is **€114,813** or **€158,650**. 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	Excluded	Title transfer fee	~€30 000.00	Common expenses	None
		Price per SQM	€2 088.00/m²		

Representative: Cyprus Sotheby's International Realty

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Price change history

€835 000 on Oct 8, 2025













