

## 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	<b>400</b>
Covered Veranda	<b>37</b>
Uncovered Veranda	<b>61</b>
Furnishing	<b>Furnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Plot area **508**

### Additional info

Reference Number	<b>12945</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2012</b>
Bathrooms	<b>3</b>

### Amenities

- Fireplace

### Location

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

## 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	<b>Excluded</b>	Title transfer fee	<b>~€30 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 088.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€835 000 on Oct 8, 2025













