

### 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...

Kalo Chorio Καλό Χωριό Λάρνακας	ωγείο, Απονακα Παραλία
KRORGLE	Map data ©2025

#### **Property Info**

Covered Area 400
Covered Veranda 37
Uncovered Veranda 61

Furnishing Furnished

Heating Underfloor Heating, Yes

Air Conditioning All rooms, Yes

### Plot / Area Info

Plot area

508

#### **Additional info**

Reference Number 12945
Property type House
Condition Pre-Owned

Construction Year **2012**Bathrooms **3** 

### Amenities Location

• Fireplace 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 Excluded

Title transfer fee ~€30 000.00

Price per SQM €2 088.00/m²

Common expenses None

# Representative: Cyprus Sotheby's International Realty

Registration number 1013 Email info@cyprus-sothebysrealty.com
License number 517/E Legal name ConceptRealty Ltd

Phone: +35726080180, +35797612926

## **Price change history**

€835 000 on Oct 8, 2025







































