

### 3 Bedroom Apartment for Sale in Agios Nikolaos, Larnaca District

This bright and spacious corner apartment is located opposite a quiet park in the sought-after Faneromeni area of Larnaca. Situated on the 2nd floor of a well-maintained building, it offers a practical layout and serene environment ideal for family living.

The property features a large living and dining area, a separate kitchen, three bedrooms, a bathroom, and a guest toilet. The interior includes all essential appliances, such as air conditioning units, washing machine, dishwasher, and oven. Rolling shutters and curtains are already installed.

The apartment benefits from a covered veranda, an uncovered parking space (with the option for a second), and full title deeds. Its ...

#### Property Info

Covered Area	<b>120</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>B</b>

#### Plot / Area Info

Parking	<b>Covered, Yes</b>
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#### Additional info

Reference Number	<b>240284</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

**Location:** Agios Nikolaos Region: **Larnaca**

## Price: €215 000 + VAT

VAT for this property is **€10,750** or **€40,850**. 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>~€5 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 792.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€215 000 on Oct 29, 2025







