

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

A spacious 3-bedroom penthouse is offered for sale with 200 m<sup>2</sup> of total area, including 120 m<sup>2</sup> of covered internal space and 120 m<sup>2</sup> of balcony space overlooking a park. The property is conveniently located close to The Larnaca Mall with easy access to the highway for Nicosia, Limassol, and Agia Napa. The popular Mackenzie Beach is approximately a 10-minute drive away.

The penthouse is on the 3rd floor, comes fully furnished, and includes covered parking. It features 2 bathrooms, full air conditioning in all rooms, and a garden area. Built in 2000, this resale property provides comfortable living space in a well-connected area.

#### Property Info

Covered Area **200**  
 Furnishing **Furnished**  
 Energy Efficiency **A**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **241608**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Construction Year **1991-2000**  
 Bathrooms **2**

#### Amenities

- Parking

#### Location

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

## Price: €280 000 + VAT

VAT for this property is **€23,800** or **€53,200**. 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>~€7 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 400.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€280 000 on Jan 16, 2026





