

## 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.

| <b>Property Info</b> |                  | <b>Plot / Area Info</b>                                |                     | <b>Additional info</b> |                  |
|----------------------|------------------|--|---------------------|------------------------|------------------|
| Covered Area         | <b>200</b>       |  |                     | Reference Number       | <b>241608</b>    |
| Furnishing           | <b>Furnished</b> | Parking  | <b>Covered, Yes</b> | Property type          | <b>Apartment</b> |
| Energy Efficiency    | <b>A</b>         |  |                     | Condition              | <b>Pre-Owned</b> |
|                      |                  |  |                     | Construction Year      | <b>1991-2000</b> |
|                      |                  |  |                     | Bathrooms              | <b>2</b>         |
| <b>Amenities</b>     |                  | <b>Location</b>  |                     |                        |                  |
| • Parking            |                  | <b>Location:</b> Agios Nikolaos Region: <b>Larnaca</b> |                     |                        |                  |

## 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<br>Price per SQM | <b>~€7 800.00</b><br><b>€1 400.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€280 000 on Jan 16, 2026





