

## **4 Bedroom House for Sale in Larnaca - Agios Nikolaos, Limassol District**

A rare opportunity to acquire a corner property located in a prime city center location, offering immediate access to shops, schools, services, and public transport, all within walking distance.

The property is built on a half plot and consists of three independent units, making it ideal for both owner-occupation and income generation:

Ground-floor house

Upper-floor house

Self-contained studio apartment

Each unit offers privacy and independent access, allowing the property to be rented immediately for a steady rental income.

### Key Features

Corner property with excellent visibility

Central location with all amenities within walking distance

## Price: €872 000 + VAT

VAT for this property is **€74,120** or **€165,680**. 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>~€31 480.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 360.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€872 000 on Jan 20, 2026



