

### 3 Bedroom Apartment for Sale in Larnaca - Agios Nikolaos

For sale is a modern, off-plan apartment boasting an impressive internal area of 89.60 m<sup>2</sup>. Situated on the first floor of a three-storey building with convenient elevator access, this property offers two spacious bedrooms with an en-suite shower each, and an additional space that can be easily converted to an extra bedroom or to an office, making it perfect for families or those seeking extra space. ✖

The apartment is designed with comfort and energy efficiency in mind, achieving an A-rated energy classification. Enjoy a stylish, contemporary layout with quality finishes throughout. Large windows ensure plenty of natural light and offer beautiful country views that add to the sense ...

#### Property Info

Covered Area  
Heating  
Air Conditioning

**90**  
**Central Heating, Yes**  
**All rooms, Yes**

#### Plot / Area Info

Parking

**Covered, Yes**

#### Additional info

Reference Number  
Property type  
Condition

**31180**  
**Apartment**  
**Brand New**

#### Amenities

- Balcony

#### Location

**Location:** Larnaca - Agios Nikolaos  
Coordinates: **34.909967021309 / 33.620337733906**

Region: **Larnaca**

## Price: €280 000 + VAT

VAT for this property is **€14,000** 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 111.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€280 000 on May 23, 2026



