



\*Showing approximate location

SALE | 40100

## Three storey building in Agios Nikolaos, Larnaca

Larnaca - Agios Nikolaos, Larnaca

**€850,000** Not subject to VAT

### Description

Located in the central Agios Nikolaos quarter of Larnaca, this impressive three-storey building offers a unique combination of two independent residences in one asset. Perfectly suited for a large family or a high-yield investment, the property is conveniently situated just 1.4km from the city center and 3km from the nearest beach. Ground Floor Residence (Built 1986) This spacious home offers 205 sq.m. of internal living space and a layout designed for comfort: • Interior: Features 3 bedrooms, a family bathroom, a guest W/C, a large living and dining area, a separate kitchen, and an additional daily dining space. • Verandas: Includes 6 sq.m. of covered verandas and a generous 37 sq.m. of uncovered outdoor space. Upper Duplex



**Covered Area**  
607 m<sup>2</sup>



**Bathrooms**  
1



**Parking spaces**  
1

### Property Details

- Plot area:
- Status:
- Year of construction:
- Floors:
- Toilets:
- Kitchens:

- 576 m<sup>2</sup>
- Resale
- 1986
- 3
- 2
- 1

### Facilities

- Pool, Private
- Elevator

### Features

- Ventilation system
- Walk-in closet
- Secure door
- Double glazing
- Veranda
- Jacuzzi

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