



\*Showing approximate location

SALE | 40643

## 2-Storey Residential Building in Agios Nikolaos, Larnaca

Larnaca - Agios Nikolaos, Larnaca

€240,000 Not subject to VAT

### Description

The two-storey residential building in the heart of Agios Nikolaos, within the vibrant municipality of Larnaca presents a unique opportunity for both homeowners and investors. The building consists of a ground-floor apartment and an upper-level apartment. Property Highlights: • Land Area: 261 sq.m. • Internal Area: 174 sq.m. Internal Layout: Ground Floor Apartment (Built 1959): • Open plan living and dining area • Separate kitchen • Three bedrooms, including: Master bedroom with en-suite shower and a main bathroom with shower First Floor Apartment (Built 1974): • Inviting entrance hall • Bright open-plan living and dining area • Spacious kitchen with dining area • Two well-sized bedrooms • Main bathroom Ideally located just 350m



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



**Bathrooms**  
2



**Bedrooms**  
3

### Property Details

	Plot area:	261 m <sup>2</sup>
	Status:	Resale
	Year of construction:	1974
	Toilets:	2
	Living rooms:	2
	Kitchens:	1

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