

## 3 Bedroom Apartment for Sale in Larnaca District

Near the new largest Marina in Cyprus Biggest Investment area in Larnaca with foreign investments Excellent rental opportunities with a high return on investment Close to the New American University Educational Institutions and Local Amenities This apartment is on the whole fourth floor and consists of a living room with dining area and open plan kitchen three bedrooms and three bathrooms two en suite in bedrooms . The apartment comes also with 45 sq.m. covered veranda 38 sq.m. uncovered veranda and 69 sq.m. roof garden. Κοντά στη νέα μεγαλύτερη Μαρίνα στην Κύπρο Η μεγαλύτερη επενδυτική περιοχή στη Λάρνακα με ξέ...

### Property Info

Covered Area	<b>108</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Location

Region: **Larnaca**

### Additional info

Reference Number	<b>VL19706</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

## Price: €345 000 + VAT

VAT for this property is **€17,250** or **€65,550**. 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>€3 194.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€345 000 on Nov 3, 2023



