

## 2 Bedroom Apartment for Sale in Larnaca District

This is one of the newest projects in the town center of Larnaca a charming coastal region blended into a beautiful mosaic of sun and culture This Five Floor building is composed of 2 bedroom apartments and penthouses with roof garden. Located in the heart of Larnaca at only 100 meters from the famous Ermou street the project is surely an added value to the town of Larnaca. CHARACTERISTICS High End Residential Project Five Floor Building 2 Bedroom Apartments Penthouses with Roof Garden Facing a public garden Located in the heart of Larnaca 700 meters from Finikoudes Beach 100 meters from Ermou street 5 minutes from Larnaca airport VAT not included in the price

### Property Info

|                   |           |
|-------------------|-----------|
| Covered Area      | <b>77</b> |
| Energy Efficiency | <b>C</b>  |

### Plot / Area Info

|           |            |
|-----------|------------|
| Plot area | <b>155</b> |
|-----------|------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>VL18837</b>   |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Balcony

### Location

Region: **Larnaca**

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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>€4 935.00/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

€380 000 on Nov 4, 2023

