


## 2 Bedroom Apartment for Sale in Larnaca - Finikoudes

This is project situated in a quiet residential neighborhood in the town center. Conveniently located near shops and supermarkets, the beach, the much anticipated developing area around Larnaca Port and easy access to the highway network. 

It is a beautiful building of modern innovative design and is comprised of 8 very well designed and spacious 2, 3 & 2 + 1 bedroom apartments, all with 2 bathrooms, large verandas, storage room and covered parking. Italian kitchen and granite worktop are standard issue in our projects and the building benefits from the option to fully equip with smart technology.

This A Class energy efficient building is on sale now at exceptionally attr...

### Property Info

### Plot / Area Info

### Additional info

|                        |                       |         |            |                   |                           |
|------------------------|-----------------------|---------|------------|-------------------|---------------------------|
| Covered Area           | <b>95</b>             |         |            | Reference Number  | <b>2676</b>               |
| Covered Veranda        | <b>16</b>             |         |            | Property type     | <b>Apartment</b>          |
| Uncovered Veranda      | <b>6</b>              |         |            | Condition         | <b>Under Construction</b> |
| Floor Number           | <b>3</b>              | Parking | <b>Yes</b> | Construction Year | <b>2026</b>               |
| Total Number of Floors | <b>4</b>              |         |            | Bathrooms         | <b>2</b>                  |
| Energy Efficiency      | <b>A</b>              |         |            |                   |                           |
| Air Conditioning       | <b>All rooms, Yes</b> |         |            |                   |                           |

### Amenities

### Location

- Elevator

**Location:** Larnaca - Finikoudes      Region: **Larnaca**  
**Coordinates:** **34.9253248 / 33.6316475**

**Price: €300 000 + VAT**

VAT for this property is **€15,000** or **€57,000**. 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>€3 158.00/m<sup>2</sup></b> |                 |             |

**Representative: MySpace**

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |  |

**Price change history**

€300 000 on Dec 14, 2023

