

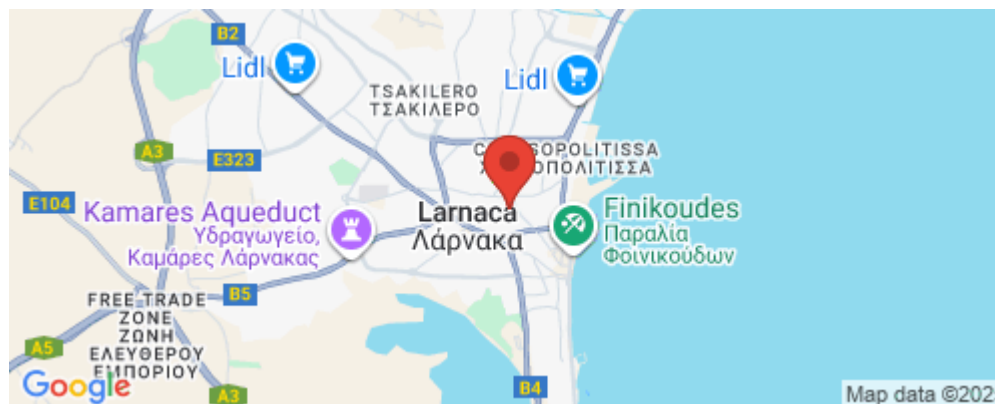
## 4 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

Apartment including full airconditioning, electric appliances, and other extras.

It is a 7-floor luxury apartment building excellently located in Larnaca town center in a quiet residential area behind the American Academy school and close to amenities. The famous Finikudes sea promenade is only 700m away. Larnaca also hosts the main International Airport at a distance of 8.3 km.

The top floor apartments located on the 6th floor enjoy individual access to their private roof garden on 7th floor hosting the 3rd bedroom, wc/shower room and barbecue area. These flats also benefit from solar panel net metering, offering the prospective buyer an extra financial incentive.

Addit...



### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>184</b>            |
| Covered Veranda        | <b>86</b>             |
| Floor Number           | <b>6</b>              |
| Total Number of Floors | <b>6</b>              |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>3061</b>      |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2021</b>      |
| Bathrooms         | <b>3</b>         |

### Amenities

- Parking

### Location

**Location:** Larnaca - Chrysopolitissa

Region: **Larnaca**

Coordinates: **34.920611382413 / 33.627282326729**

## Price: €465 000 + VAT

VAT for this property is **€35,279** or **€88,350**. 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>€2 527.00/m²</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

€445 000 on Dec 14, 2023  
 €550 000 on Apr 4, 2024  
 €485 000 on Feb 21, 2025  
 €465 000 on May 6, 2025

