

## 2 Bedroom Apartment for Sale in Larnaca - Finikoudes

This 2 bedroom apartment is located in an exclusive block of eight luxurious apartments, situated at the intersection of three streets, benefiting from the building's carefully designed three main façades, taking advantage of the open corner features. It is centrally located just 1500m from Finikoudes promenade and 400m from the Larnaca New Marina, in an area undergoing a major upgrade. The apartment is close to self-serving shops, food stores, and schools. Features include marble staircases, security tele-screen intercoms, private parking, and gated parking entry. 

### Property Info

Covered Area	<b>100</b>
Covered Veranda	<b>19</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>3888</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

**Location:** Larnaca - Finikoudes

Region: **Larnaca**

Coordinates: **34.914273061161 / 33.633992138972**

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>~€7 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 600.00/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>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€260 000 on Dec 14, 2023

