

## 2 Bedroom Apartment for Sale in Larnaca

Reference ID: #SA32843 Price details: €510,000 +VAT This luxury development offers city centre living at its best within walking distance to schools,  supermarkets and you can enjoy the quiteness of the centre while being a part of it. Project is located in the heart of Larnaca and is only a 15 minute walk to Phoinikoudes promenade and the beach. Superb architecture Modern sized windows, providing stunning views Impresive designed entrance Video intercom system Covered parking for all apartments Internal area: 105 m<sup>2</sup> Covered verandas: 17 m<sup>2</sup> Roof garden: 70 m<sup>2</sup> PLUS V.A.T

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>122</b>			Reference Number	<b>SA32843</b>
Covered Veranda	<b>17</b>			Property type	<b>Apartment</b>
Floor Number	<b>4</b>	Pool	<b>No</b>	Condition	<b>Under Construction</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2025</b>
Energy Efficiency	<b>N/A</b>			Bathrooms	<b>3</b>
Air Conditioning	<b>No</b>				

Amilities	Location	Region
• Storage room	<b>Location:</b> Larnaca	<b>Region: Larnaca</b>

Coordinates: **34.918731944826 / 33.623592957616**

## Price: €510 000 + VAT

VAT for this property is **€25,500** or **€96,900**. 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 Price per SQM	<b>None</b> <b>€4 180.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

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## Price change history

€510 000 on Dec 23, 2023



