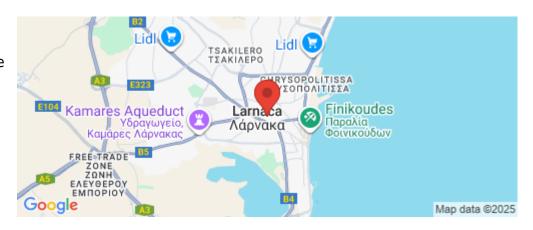


## 2 Bedroom Apartment for Sale in Larnaca

Reference ID: #SA32843Price details: €510,000 +VATThis 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 architectureModern sized windows, providing stunning viewsImpresive designed entranceVideo intercom systemCovered parking for all apartments Internal area: 105 m2Covered verandas: 17 m2Roof garden: 70 m2PLUS V.A.T



| Property Info | Plot / Area In | fo |
|---------------|----------------|----|
|               |                |    |

Covered Area 122
Covered Veranda 17

Floor Number 4 Pool **No** 

Furnishing Unfurnished Parking Covered, Yes

Energy Efficiency **N/A**Air Conditioning **No** 

## Additional info

Bathrooms

Reference Number SA32843
Property type Apartment
Condition Under Construction
Construction Year 2025

3

Amenities Location

• Storage room

Location: Larnaca

Region: Larnaca

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 | Excluded | Title transfer fee | None                     | Common ovnences | Nama |
|-----|----------|--------------------|--------------------------|-----------------|------|
|     |          | Price per SQM      | €4 180.00/m <sup>2</sup> | Common expenses | None |

## **Representative: Smart Assets**

| Registration number | 1109  | Email      | info@smartassets.com.cy |
|---------------------|-------|------------|-------------------------|
| License number      | 317/E | Legal name | N/A                     |

Phone: **+35777000111** 

## **Price change history**

€510 000 on Dec 23, 2023

















