

## 3 Bedroom Apartment for Sale in Larnaca - City Center

Reference ID: #SA33162 Price details: €600,000 +VAT Two bedroom apartment for sale located in the heart of Larnaca Town Centre, near the prestigious school, American Academy. The apartment is located on the 4th floor and consists of an open plan living/ dining/ kitchen area, two bedrooms (the master with en-suite) bathroom, and two covered verandas. It has one parking bay and one large storage room. The project consists of 5 apartments, two apartments per storey from first to fourth floor, and one apartment on the fifth floor. The lovely residential neighborhood is quiet and family orientated surrounded by classic large luxury houses. The project is walking distance to the beachfront, town ...



### Property Info

Covered Area	<b>163</b>
Covered Veranda	<b>45</b>
Uncovered Veranda	<b>36</b>
Floor Number	<b>5</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>No</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>SA33162</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>

### Amenities

- Storage room

### Location

**Location:** Larnaca - City Center  
**Coordinates:** **34.919236528109 / 33.624666067429**

Region: **Larnaca**

## Price: €600 000 + VAT

VAT for this property is **€36,699** or **€114,000**. 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>€3 681.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€600 000 on Dec 30, 2023

