

## 2 Bedroom Apartment for Sale in Larnaca District

### Larnaca properties

This is a boutique residential complex consisting of 5 whole-floor apartments located in the city center area just a few meters away from American Academy and 1 km from Finikoudes Beach. Each apartment offers 2 spacious bedrooms with ensuites and an open plan kitchen and living room along with a guest toilet offering a comfortable living for each resident with the utmost privacy. Each floor has 88 square meters of covered areas and 2 additional covered verandas of 25 square meters. The top floor apartment on the fifth floor offers an additional rooftop area on a surface of 60 square meters that is solely owned by apartment 501. The lovely residential neighbourh...

#### Property Info

Covered Area	<b>88</b>
Covered Veranda	<b>25</b>
Floor Number	<b>4</b>

#### Plot / Area Info

Parking	<b>Covered, Yes</b>
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#### Additional info

Reference Number	<b>7794</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>

#### Amenities

- Storage room

#### Location

Region: **Larnaca**

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>€3 011.00/m<sup>2</sup></b>		

## Representative: Arena Properties

Registration number	<b>1015</b>	Email	<b>stelios@arenaproperties.com</b>
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## Price change history

€275 000 on Feb 19, 2024  
 €265 000 on Sep 10, 2024



