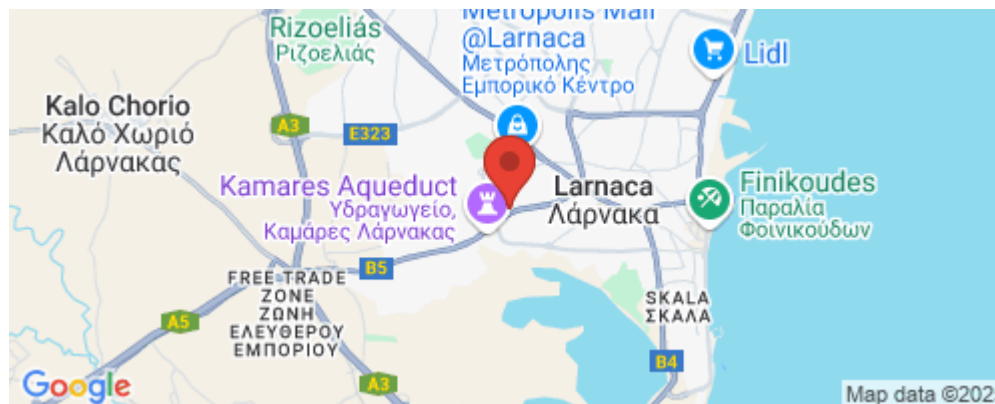


### 3 Bedroom Apartment for Sale in Larnaca District

An exquisite opportunity presents itself with this second-floor apartment for sale in Larnaca City. Boasting a cozy 88 sq.m. layout, this residence offers a comfortable living space. Featuring three bedrooms, two bathrooms, a kitchen, and a living room, it caters perfectly to individuals or couples seeking a modern lifestyle. The apartment includes the added convenience of one closed parking space, ensuring secure vehicle accommodation. Notably, it holds an impressive A energy certificate, reflecting its efficiency and sustainability. Situated near the sea, seaside attractions, the vibrant city center, and storage facilities, residents can enjoy easy access to essential amenities and recr...



#### Property Info

Covered Area	<b>88</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

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

Reference Number	<b>902187</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location

Region: **Larnaca**  
 Coordinates: **34.9170445 / 33.6041966**

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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>~€7 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 068.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35725267979</b>			

## Price change history

€250 000 on May 3, 2024  
 €260 000 on Sep 25, 2024  
 €270 000 on Dec 3, 2024





