

## 2 Bedroom Apartment for Sale in Larnaca District

The project consists of three block of 5 storey each each building boasts eleven apartments of one and two bedrooms all with spacious and contemporary living areas. Are three apartments per storey ensuring optimum privacy for potential buyers. The five floor apartments benefit from individual private and luxury roof gardens with amazing views of the lovely Neighbourhood. Each apartment has one parking bay and a storage room on the ground level. The lovely residential neighborhood is quiet and family orientated surrounded by large luxury houses and residential properties. The project is very near to supermarkets private schools such as the American Academy and with immediate access to high...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>80</b> |
| Floor Number           | <b>5</b>  |
| Total Number of Floors | <b>5</b>  |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>VL36799</b>   |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Balcony

### Location

Region: **Larnaca**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>~€9 400.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 000.00/m²</b> |                 |             |

## Representative: Nicolaou Estates

|                     |              |            |                                      |
|---------------------|--------------|------------|--------------------------------------|
| Registration number | <b>693</b>   | Email      | <b>pnicolaou@nicolaouestates.com</b> |
| License number      | <b>365/E</b> | Legal name | <b>Nicolaou Estates LTD</b>          |
| Phone:              |              |            |                                      |

## Price change history

€320 000 on May 11, 2024





