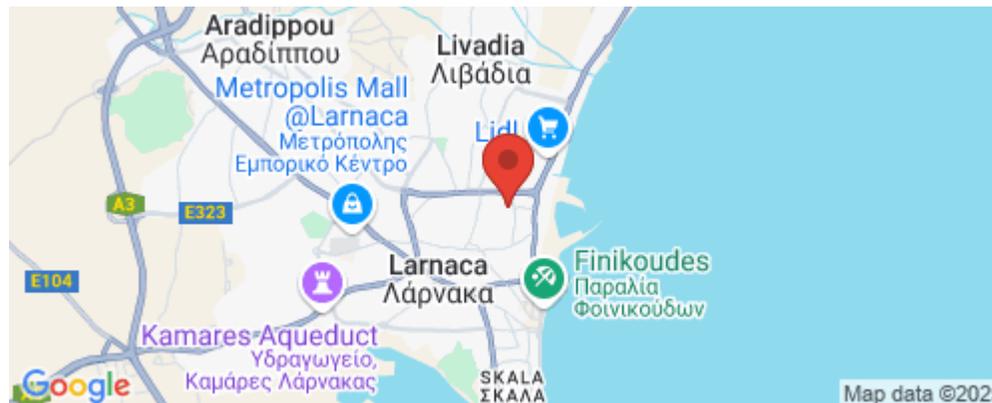


## 1 Bedroom Apartment for Sale in Larnaca District

Apartment for sale in Larnaca City, offering a compact and efficient living space of 47.30 sq.m. This modern apartment includes 1 bedroom, 1 bathroom, 1 kitchen, and 1 living room, making it ideal for singles or couples. Additionally, it features a closed parking space for one vehicle and is equipped with air conditioning for your comfort.



The property boasts an energy certificate rating of A, ensuring energy efficiency and lower utility bills. Currently off-plan, this apartment provides the opportunity to customize certain aspects to your taste.

Its prime location offers easy access to essential amenities and attractions, being close to the sea, seaside, a mall, and the cit...

### Property Info

Covered Area **47.3**  
Energy Efficiency **A**

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number **954033**  
Property type **Apartment**  
Bathrooms **1**

### Amenities

### Location

Region: **Larnaca**  
Coordinates: **34.9281375 / 33.6322781**

## Price: €158 000 + VAT

VAT for this property is **€7,900** or **€30,020**. 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>~€3 100.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 362.00/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

€158 000 on May 23, 2024

