

## 3 Bedroom Apartment for Sale in Larnaca District

New project located in the city center of Larnaca, near American Academy.

The building consists of 5 floor apartments. Each apartment has one parking bay and one large storage room.

Walking distance to the beachfront, town centre and private/public schools.

### AVAILABILITY

Apartment 5th floor

Internal area 118 sq.m.

Covered verandas 45 sq.m.

Uncovered balconies 36 sq.m.

Roof garden 72 sq.m.

Completion date: September 2025

### Property Info

### Plot / Area Info

Covered Area **163**

### Amenities

- Roof Garden

### Location

Region: **Larnaca**

### Additional info

Reference Number	<b>42335</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>

## 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/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€600 000 on May 24, 2024

