

## 2 Bedroom Apartment for Sale in Larnaca District

In the heart of Larnaca, with a wonderful view of the marina and the beach, a majestic project. It is a contemporary building with showrooms, offices and apartments.

Next to the new building is the renovated two storey Listed House that includes Marzano restaurant on the ground floor and the Institute of Educational and Art of Larnaca on the upper floor. The owner has asked from his architect to design a modern building with all the comforts aiming to provide a luxurious and pleasant environment for the investors.

The building consists of showrooms, shops, offices one, two and three bedroom apartments and two storey penthouses. All flats, offices and penthouses have the best...

### Property Info

Covered Area **104**  
Heating **Yes**  
Air Conditioning **Yes**

### Plot / Area Info

### Additional info

Reference Number **38449**  
Property type **Apartment**  
Condition **Pre-Owned**  
Construction Year **2022**  
Bathrooms **2**

### Amenities

- Storage room

### Location

Region: **Larnaca**

## Price: €2 000 000 + VAT

VAT for this property is **€100,000** or **€380,000**. 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>~€76 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€19 231.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€2 000 000 on May 24, 2024



