

### 3 Bedroom Apartment for Sale in Larnaca District

A modern project in Marina Larnaca area. The project is within easy reach of Larnaca town center, swaying palms and a beach promenade attracting crowds to Larnaca—and its international airport.

The building consists of 14 spacious apartments with large veranda areas, en-suite bathrooms, large kitchen, covered parking and storage rooms. It has communal adult and kiddy pools, equipped with both outdoor and indoor shower facilities and extensive landscaped green areas

#### Key Features

- Class energy efficient A
- Close to the sea
- BBQ area
- Entry phone system
- Provision for air conditioning
- Storage
- Covered parking
- Pressurized water
- ...

| Property Info    |            | Plot / Area Info |                     | Additional info        |                           |
|------------------|------------|------------------|---------------------|------------------------|---------------------------|
| Covered Area     | <b>151</b> | Pool             | <b>Private, Yes</b> | Reference Number       | <b>44598</b>              |
|                  |            |                  |                     | Property type          | <b>Apartment</b>          |
|                  |            |                  |                     | Condition              | <b>Under Construction</b> |
|                  |            |                  |                     | Construction Year      | <b>2026</b>               |
|                  |            |                  |                     | Bathrooms              | <b>3</b>                  |
| <b>Amenities</b> |            |                  |                     | <b>Location</b>        |                           |
| • Roof Garden    |            |                  |                     | Region: <b>Larnaca</b> |                           |

**Price: €710 000 + VAT**

VAT for this property is **€36,158** or **€134,900**. 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>€4 702.00/m<sup>2</sup></b> |                 |             |

**Representative: 1st Class Homes**

Registration number

**690**

Email

**info@1stclass-homes.com**

License number

**367/E**

Legal name

**KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD**Phone: **+35725310243, +35770000889****Price change history**

€710 000 on May 26, 2024







