

## 3 Bedroom Apartment for Sale in Larnaca District

A luxury modern building located near Metropolis Mall in Larnaca. The project is set among popular shops and supermarkets and is a stones throw away from the famous finikoudes promenade with all it's many restaurants, bars and cafes.

The project comprises 10 apartments.

### AVAILABILITY

Apartment 4th floor

Internal area 99 sq.m.

Covered balcony 22,80 sq.m.

Uncovered balcony 5,20 sq.m.

Roof garden 36,60 sq.m.

Project Status: Under construction

Completion date: June 2026

### Property Info

### Plot / Area Info

Covered Area **122**

### Amenities

- Roof Garden

### Location

Region: **Larnaca**

### Additional info

Reference Number	<b>45520</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

## Price: €335 000 + VAT

VAT for this property is **€16,750** or **€63,650**. 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>€2 746.00/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

€360 000 on May 26, 2024  
 €350 000 on Mar 12, 2025  
 €335 000 on Jul 10, 2025





