

## 2 Bedroom Apartment for Sale in Larnaca District

The project is a 7-floor luxury apartment building with ground floor covered allocated parking and roof garden.

Three apartments are allocated to each floor, all of which consist of open plan living and kitchen area, 2 bedrooms (master with en-suite shower), main bathroom, and covered veranda.

The top floor apartments located on the 6th floor enjoy individual access to their private roof garden on 7th floor hosting the 3rd bedroom, wc/shower room and barbeque area.

These flats also benefit from solar panel net metering, offering the prospective buyer an extra financial incentive.

A huge demand for rentals has been noticed in this area.

An excellent inves...

### Property Info

### Plot / Area Info

Covered Area **98**

### Additional info

Reference Number **30029**

Property type **Apartment**

Construction Year **2021**

Bathrooms **2**

### Amenities

- Roof Garden

### Location

Region: **Larnaca**

## Price: €465 000 + VAT

VAT for this property is **€23,250** or **€88,350**. 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>~€15 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 745.00/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

€550 000 on May 26, 2024  
 €485 000 on Jul 10, 2024  
 €465 000 on Apr 16, 2025



