## **1** Bedroom Apartment for Sale in Larnaca District

Situated in the heart of Larnaca's bustling city center, this property is a six-story mixed-use building. It offers modern studios and one-, two-, and threebedroom apartments, along with ground-floor shops and a serene rooftop garden. With 34 contemporary living spaces undergoing complete refurbishment, residents enjoy a welcoming lobby and access to the tranquil rooftop oasis. Surrounded by vibrant squares, cafés, and shops, this property provides easy access to Finikoudes promenade and nearby Blue-Flag beaches.

| Property Info                         |  | Plot / Area Info |              | Additional info                                |                         |
|---------------------------------------|--|------------------|--------------|--|-------------------------|
| Covered Area                          | 45                                     | Parking          | Covered, Yes | Reference Number<br>Property type<br>Bathrooms | 93654<br>Apartment<br>1 |
| Amenities <ul> <li>Parking</li> </ul> | <b>Location</b><br>Region: <b>Larn</b> |                  |              | rnaca  |                         |



#### Price: €327 947 + VAT

VAT for this property is €16,397 or €62,310. 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 | Excluded | Title transfer fee | ~€9 717.88   |                 |      |
|-----|----------|--------------------|--------------|-----------------|------|
|     | Excluded | Price per SQM      | €7 288.00/m² | Common expenses | None |

#### **Representative: La Maison Estates**

| Registration number | 770   | Email      | info@lamaison.cy |
|---------------------|-------|------------|------------------|
| License number      | 400/E | Legal name | N/A              |

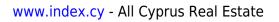
Phone: +35722262970

### **Price change history**

€327 947 on Jun 13, 2024

## INDEX





# INDEX

