

## 3 Bedroom Apartment for Sale in Larnaca District

- 3 bedrooms
- 3 W/C
- Internal Area 124m<sup>2</sup>
- Covered Vernadas 83.5m<sup>2</sup>
- Uncovered Verandas 28m<sup>2</sup>
- Roof Garden 59.7m<sup>2</sup>
- Covered Parking
- Storage
- Close to several amenities
- 90 meters from Mackenzie Beach



### Property Info

Covered Area

**124**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number

**6253**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**3**

### Amenities

- Elevator

### Location

Region: **Larnaca**

Coordinates: **34.8899659 / 33.6375088**

## Price: €990 000 + VAT

VAT for this property is **€49,500** or **€188,100**. 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.

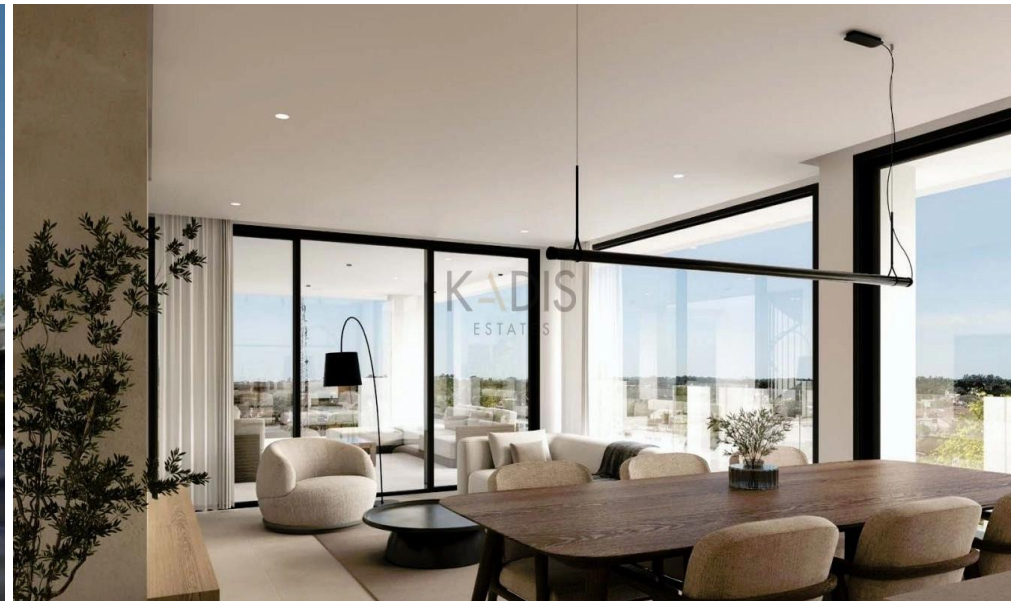
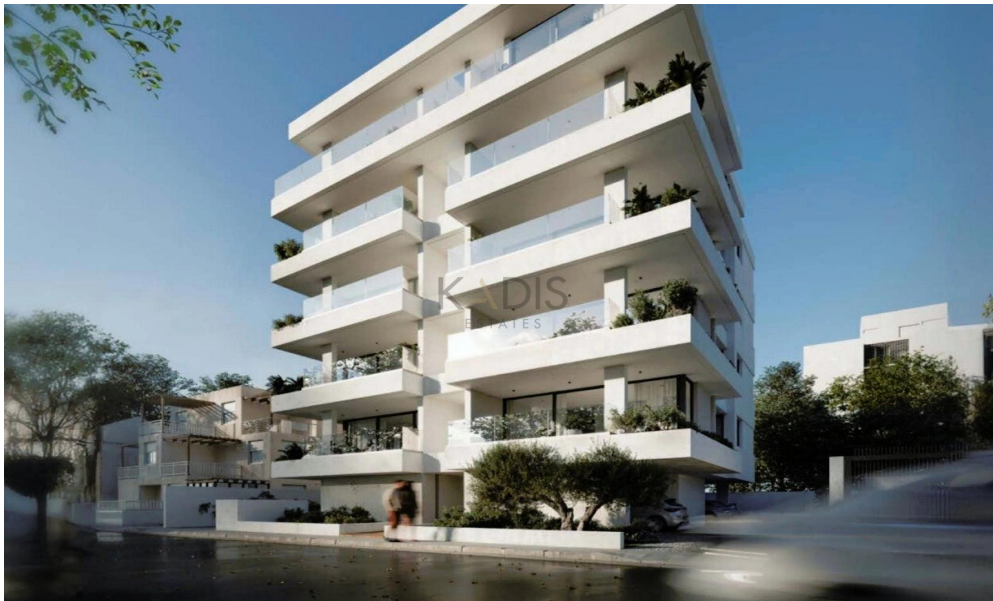
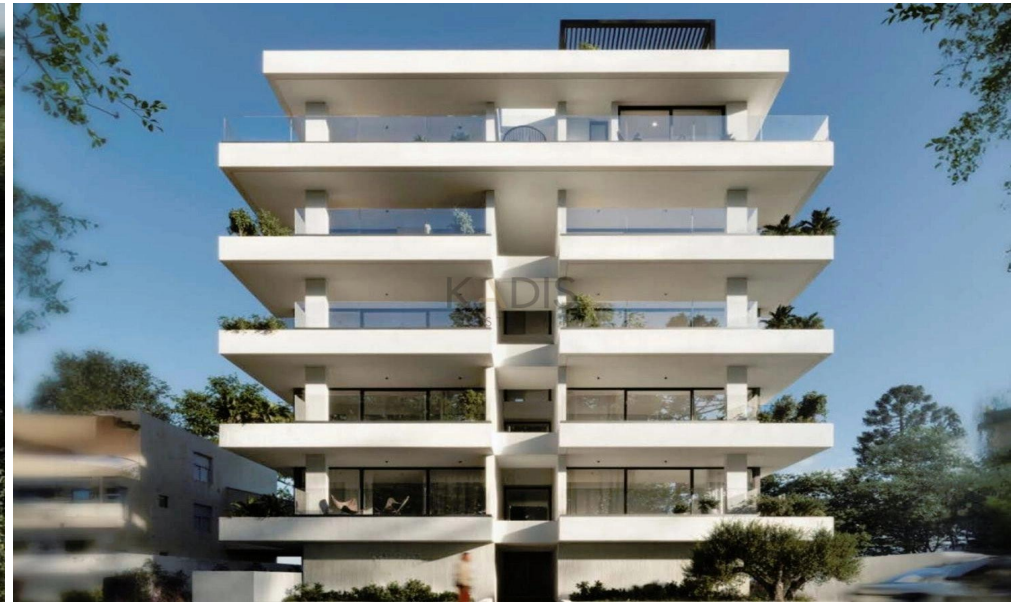
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 984.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€825 000 on Jun 19, 2024  
 €850 000 on Aug 31, 2024  
 €875 000 on Apr 1, 2025  
 €990 000 on Mar 6, 2026





## 1<sup>ST</sup> FLOOR

**102** ▶  
2 Bedrooms  
2 Bathrooms  
79.3 SQM Internal Area  
22.1 SQM Covered Veranda



◀ **101**  
2 Bedrooms  
2 Bathrooms  
79.3 SQM Internal Area  
22.1 SQM Covered Veranda

## 2<sup>ND</sup> FLOOR

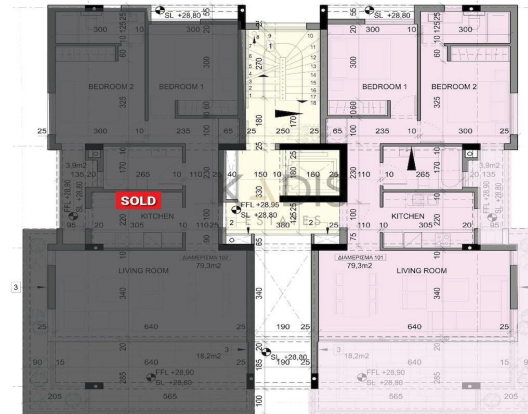
**202** ▶  
2 Bedrooms  
2 Bathrooms  
79.3 SQM Internal Area  
22.1 SQM Covered Veranda



◀ **201**  
2 Bedrooms  
2 Bathrooms  
79.3 SQM Internal Area  
22.1 SQM Covered Veranda

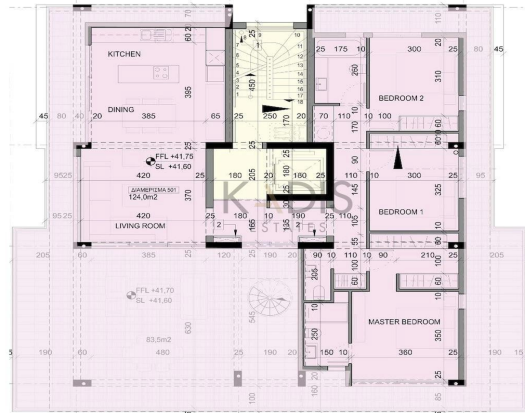
## 3<sup>RD</sup> FLOOR

**302** ▶



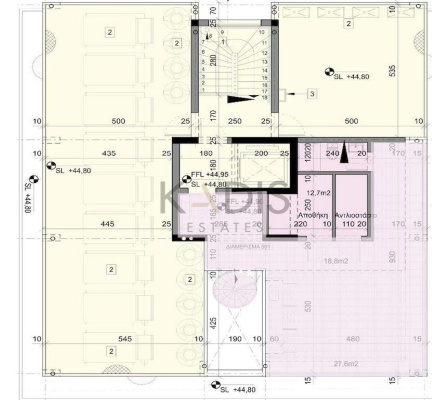
◀ **301**  
2 Bedrooms  
2 Bathrooms  
79.3 SQM Internal Area  
22.1 SQM Covered Veranda

## 5<sup>TH</sup> FLOOR



**501**  
 3 Bedrooms  
 4 Bathrooms  
 124 SQM Internal Area  
 83.5 SQM Covered Veranda  
 28 SQM Uncovered Veranda

## R<sup>OOF</sup> FLOOR



**501**  
 14 SQM Internal Area  
 19.1 SQM Covered Veranda  
 27.6 SQM Uncovered Roof Terrace