

### 3 Bedroom Apartment for Sale in Larnaca District

Top floor, 3bed-apartment with the right to use plot for sale in the Larnaca City Center. Close to amenities which include Greek and English Schools,  sporting facilities, municipal park with library and theater. A short drive to the beach, Larnaca Marina and the promenade. A 5-minute drive to Larnaca International Airport.

The property consists of a kitchen, living and dining area, three bedrooms, one main bathroom with wc and one shower en suite. The apartment has an internal area of 127 sq.m and covered veranda of 10 sq.m.

Also, behind of the apartment building there is a plot with building area of 255.49 sq.m. It is an ideal plot for construction of boutique hotel apart...

#### Property Info

Covered Area **127**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Plot area **255**

#### Additional info

Reference Number **41823**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **1**

#### Amenities

- Elevator

#### Location

Region: **Larnaca**  
 Coordinates: **34.912918 / 33.6352561**

## Price: €490 000 + VAT

VAT for this property is **€24,500** or **€93,100**. 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>~€16 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 858.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€490 000 on Aug 5, 2024







