


### 3 Bedroom Apartment for Sale in Larnaca District

Detached, Upper floor House for Sale in New Marina-Port Area, Larnaca. It is situated close to a lot of amenities such as schools, bakeries, shops, supermarkets, kiosks etc. The property is close to Larnaca city Center and easy access to Larnaca Nicosia motorway. 

The house was constructed in 2006 but it was renovated few years ago. Internally, it consists of an open plan sitting, living area, separate kitchen and a guest toilet. On the first floor consists three bedrooms on of them en suite shower and a main bathroom with toilet. There is also around 30sqm balconies . The area of the internal spaces is 219sqm plus the covered verandas of 30sqm (approx.)

It is noted that th...

#### Property Info

Covered Area **219**  
 Covered Veranda **30**  
 Furnishing **Partially furnished**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **45182**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **1**

#### Amenities

- Guest WC

#### Location

Region: **Larnaca**  
 Coordinates: **34.9336269 / 33.637269**

## Price: €280 000 + VAT

VAT for this property is **€26,351** or **€53,200**. 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>~€7 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 279.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€280 000 on Aug 5, 2024

