

## 2 Bedroom Apartment for Sale in Larnaca District

Exclusive, Top Floor, Two Bedroom Apartment for Sale in Kathari Area, Larnaca. It is situated close to a lot of amenities such as schools, bakeries, shops, supermarkets, kiosks etc. Great location, as all amenities, such as schools, major supermarkets, banks, entertainment and sporting facilities, are within close proximity. A short drive to Larnaca Centre, the harbor and the beach. Easy access to Larnaca, Nicosia motorway. X

Apartment for Sale in Kathari Area, Larnaca. The property consists of an open plan kitchen, living and dining area, 2 bedrooms 1 bath, 2wc, provision for A/C, covered veranda and covered parking. The property also has a beautiful private roof garden with BBQ are...

| Property Info    |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>78</b>             |                  |                     | Reference Number | <b>31936</b>     |
| Air Conditioning | <b>All rooms, Yes</b> | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
|                  |                       |                  |                     | Condition        | <b>Brand New</b> |
|                  |                       |                  |                     | Bathrooms        | <b>1</b>         |

| Amilities  | Location                                                                        |
|------------|---------------------------------------------------------------------------------|
| • BBQ zone | Region: <b>Larnaca</b><br>Coordinates: <b>34.933075510475 / 33.617808163327</b> |

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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<br>Price per SQM | <b>None</b><br><b>€3 333.00/m<sup>2</sup></b> | Common expenses | <b>None</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>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€260 000 on Aug 9, 2024



