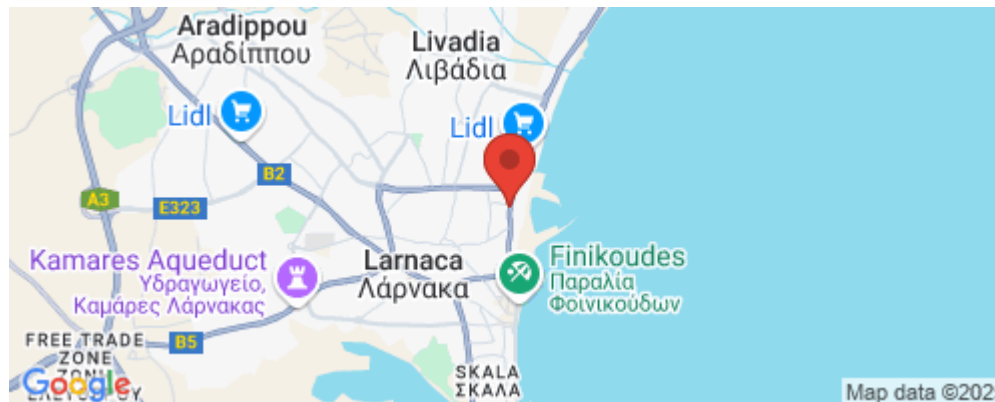


### 3 Bedroom Apartment for Sale in Larnaca District

Lovely, Three Bedroom Apartment for Sale in the Port area, Larnaca. Very close to the harbour, Larnaca Town Centre, the beach, and the New Marina. Close to all amenities including supermarkets, bank, shops, schools, medical facilities, etc. Easy access to Larnaca, Ayia Napa, Nicosia motorway.



Apartment for Sale in the Port area. The property is fully furnished and consists of three bedrooms, a separate kitchen, living and dining area, electrical appliances, A/C, one bathroom, 2wc and uncovered parking.

Title Deed Available.

#### Property Info

Covered Area **119**  
 Furnishing **Furnished**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Uncovered, Yes**

#### Additional info

Reference Number **40214**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **1**

#### Amenities

- Guest WC

#### Location

Region: **Larnaca**  
 Coordinates: **34.927648857661 / 33.636714434502**

## Price: €230 000 + VAT

VAT for this property is **€11,500** or **€43,700**. 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>~€5 800.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 933.00/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>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€230 000 on Aug 9, 2024



