

## 3 Bedroom Apartment for Sale in Larnaca District

Lovely, Three Bedroom Whole Floor Apartment for Sale in Port area, Larnaca. Only 500 m away from the sea. Amazing location, close to all amenities such as supermarkets, schools, shops, banks etc. Just few minutes away from Larnaca Town Center. Easy access to Larnaca, Ayia Napa, Nicosia motorway.



Apartment for Sale in Port area, Larnaca. The property is sea view consists of an open space kitchen with living and dining area, three bedrooms, one shower en suite, one common bath, 2wc, storage room, covered parking and a common swimming pool. The area of the property is characterized as residential and quiet.

This luxury development has modern architecture, designed in order to...

| Property Info    |                       | Plot / Area Info                                      |                     | Additional info  |                  |
|------------------|-----------------------|---|---------------------|------------------|------------------|
| Covered Area     | <b>103</b>            | Pool  | <b>Yes</b>          | Reference Number | <b>41631</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>2</b>         |
| Amenities        |                       | Location  |                     |                  |                  |
| • Elevator       |                       | Region: <b>Larnaca</b>                                |                     |                  |                  |
|                  |                       | Coordinates: <b>34.937680784226 / 33.636690023691</b> |                     |                  |                  |

## Price: €395 000 + VAT

VAT for this property is **€19,750** or **€75,050**. 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>€3 835.00/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: +35724003723 |              |            |                                     |

## Price change history

€450 000 on Aug 9, 2024  
€395 000 on Jan 29, 2026



