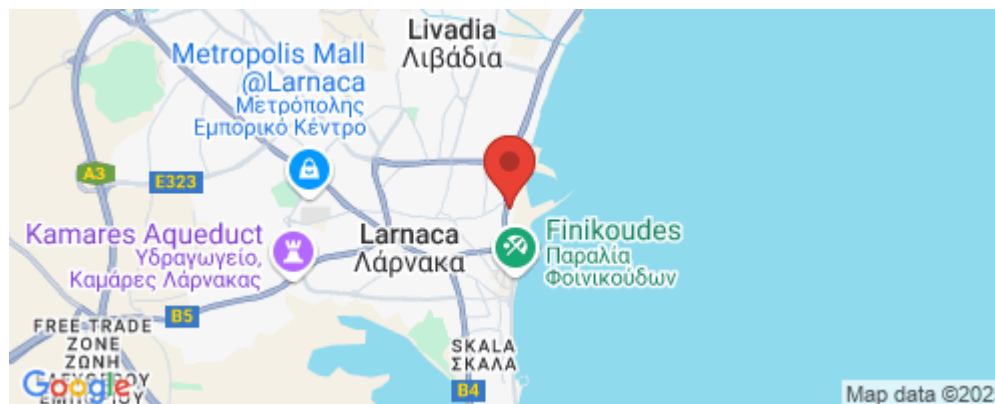


## 3 Bedroom Apartment for Sale in Larnaca District

Nice three-bedroom apartment with sea view for sale in Port area, Larnaca. The project is conveniently located a stones throw away from the beach, and five minutes away from Larnaca's busy town center. Set amongst shops, supermarkets, restaurants, schools and with easy access to the Islands highway network. The area is currently on an upward trend with a massive boost in popularity expected with the beginning of works on the islands new Jewel, The new Larnaca Marina.



The apartment is fully furnished and consists of 3 bedrooms, separate kitchen, living room with dining area, 1 bathroom with toilet and covered balconies.

Extra: Sea view, Furnished, A/C, Balconies

### Property Info

|                  |                             |
|------------------|-----------------------------|
| Covered Area     | <b>83</b>                   |
| Furnishing       | <b>Furnished</b>            |
| Heating          | <b>Central Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>42242</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Balcony

### Location

Region: **Larnaca**  
Coordinates: **34.923597484622 / 33.63730054629**

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>~€6 200.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 892.00/m²</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

€240 000 on Aug 9, 2024





