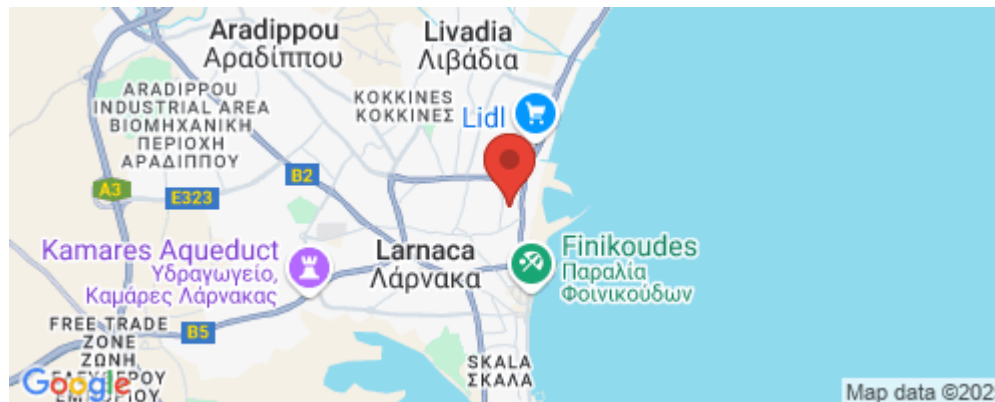


## 2 Bedroom Apartment for Sale in Larnaca District

Extraordinary, 2-bedroom whole floor apartment for sale in New-Marina, Larnaca. This unique apartment located in the most promising area in Larnaca, within a walking distance to the New Marina of Larnaca as well as Larnaca center. There is easy access to the highway network and Larnaca International Airport is just 7km. Great location, as all amenities, such as Greek and English schools, major supermarkets, entertainment and sporting facilities, are within close proximity. The lovely residential neighborhood is quiet and family orientated surrounded by residential properties.



Huge apartment for sale in immaculate condition in Port area, Larnaca Town. The property is very spacious a...

### Property Info

Covered Area **115**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Amenities

- Balcony

### Location

Region: **Larnaca**  
 Coordinates: **34.926069741539 / 33.63448401162**

### Additional info

Reference Number **45386**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **1**

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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>~€8 400.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 565.00/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

€295 000 on Aug 9, 2024











