

## 2 Bedroom Apartment for Sale in Larnaca District

First Floor, Two-Bedroom Apartment For Sale in the Heart of Larnaca City Center. Within walking distance to the most popular Foinikoudes beach, the promenade, Larnaca Marina, shops, amenities, all the boutiques, bars, cafes and clubs. A short drive to the harbor and a short drive to Larnaca International Airport. 

Apartment for sale in the heart of Larnaca City Center. The apartment is on the first floor, has internal covered area of 60 sq.m and it comes fully furnished and with electrical appliances. It consists of an open plan living room, kitchen combined with dining area, two bedrooms and one main bathroom.

Extra: A/C, Fully Furnished, Electrical appliances, Covered Veran...

| Property Info    |                       | Plot / Area Info  | Additional info  |                  |
|------------------|-----------------------|---|------------------|------------------|
| Covered Area     | <b>60</b>             |   | Reference Number | <b>45547</b>     |
| Furnishing       | <b>Furnished</b>      |   | Property type    | <b>Apartment</b> |
| Air Conditioning | <b>All rooms, Yes</b> |   | Condition        | <b>Pre-Owned</b> |
| Amenities        |                       | Location  |                  |                  |
| • Balcony        |                       | Region: <b>Larnaca</b><br>Coordinates: <b>34.9155956 / 33.6308653</b> |                  |                  |

## Price: €225 000 + VAT

VAT for this property is **€11,250** or **€42,750**. 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>~€5 600.00</b><br><b>€3 750.00/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

€225 000 on Aug 9, 2024



