

## 3 Bedroom Apartment for Sale in Larnaca District

### 3 Bed Apt in New Marina Area for sale

This is a new residential project, located in the very exclusive and prestigious NEW MARINA area in Larnaca.

With only 700 meters from the beach and the New Marina of Larnaca, and 1KM from the American University of Cyprus, private schools and supermarkets, this project offers you the perfect location

The project boasts four one-bedroom apartments, four two-bedroom apartments and two Three-bedroom apartments - all with spacious and contemporary living areas.

Top floor apartments benefit from individual private and luxury roof-gardens with amazing views of the lovely neighborhood and the sea. Each apartment from the ...

#### Property Info

|                   |           |
|-------------------|-----------|
| Covered Area      | <b>92</b> |
| Covered Veranda   | <b>12</b> |
| Uncovered Veranda | <b>8</b>  |
| Floor Number      | <b>2</b>  |

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>8439</b>               |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>3</b>                  |

#### Amenities

- Storage room

#### Location

Region: **Larnaca**

## Price: €280 000 + VAT

VAT for this property is **€14,000** or **€53,200**. 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>€3 043.00/m<sup>2</sup></b> |                 |             |

## Representative: Arena Properties

|                                                        |              |            |                                    |
|--------------------------------------------------------|--------------|------------|------------------------------------|
| Registration number                                    | <b>1015</b>  | Email      | <b>stelios@arenaproperties.com</b> |
| License number                                         | <b>481/E</b> | Legal name | <b>N/A</b>                         |
| Phone: <b>+35799958855, +35723832882, +35799958575</b> |              |            |                                    |

## Price change history

€280 000 on Aug 28, 2024

