

## 3 Bedroom Apartment for Sale in Larnaca District

- 3 bedrooms
- 3 W/C
- Covered Area 220m2
- Plot Area 760
- Covered Parking
- A/C
- Underfloor Heating
- Swimming Pool
- Bar
- Entrance Gate
- Photovoltaic Panels
- Title Deed



### Property Info

### Plot / Area Info

### Additional info

Covered Area **220**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Plot area **760**  
 Pool **Yes**  
 Parking **Covered, Yes**

Reference Number **7615**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **3**  
 View **Sea view**

### Amenities

- Garden

### Location

Region: **Larnaca**  
 Coordinates: **34.828698 / 33.5798536**

## Price: €4 500 000 + VAT

VAT for this property is **€425,455** or **€855,000**. 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>~€176 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€20 455.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€4 500 000 on Sep 5, 2024







