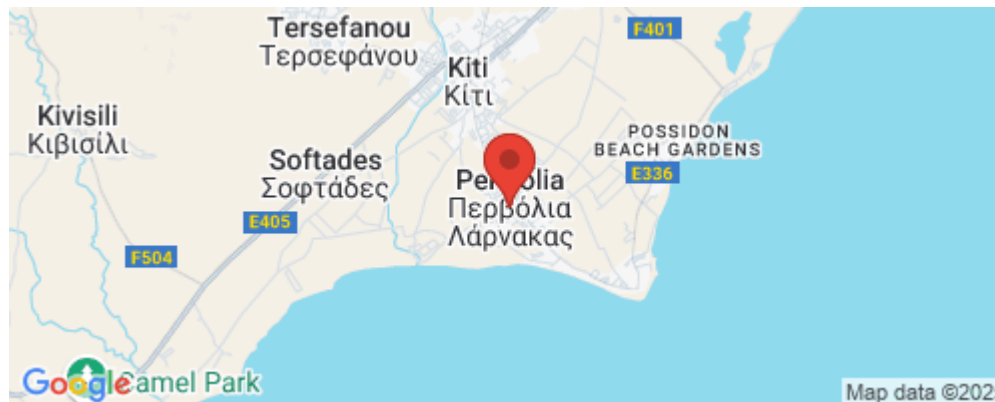


## 3 Bedroom Apartment for Sale in Larnaca District

- 3 bedrooms
- 3 W/C
- Covered Area 220m<sup>2</sup>
- Plot Area 760
- Covered Parking
- A/C
- Underfloor Heating
- Swimming Pool
- Bar
- Entrance Gate
- Photovoltaic Panels
- Title Deed



### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>220</b>                     |
| Heating          | <b>Underfloor Heating, Yes</b> |
| Air Conditioning | <b>All rooms, Yes</b>          |

### Plot / Area Info

|           |                     |
|-----------|---------------------|
| Plot area | <b>760</b>          |
| Pool      | <b>Yes</b>          |
| Parking   | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>7616</b>      |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |
| View             | <b>Sea view</b>  |

### 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



