

## 3 Bedroom Apartment for Sale in Larnaca

Discover an exceptional opportunity with this three-story mixed-use development located in the thriving Port Area of Larnaca. Currently undergoing  redevelopment, this property offers a perfect blend of residential and commercial spaces in one of the city's most desirable locations.

### Project Highlights:

**Mixed-Use Development:** The building features six spacious 3-bedroom apartments and three ground-floor shops with mezzanines, providing versatile options for both living and business.

**Strategic Location:** Situated close to Makariou Avenue, the property is ideally positioned within walking distance to the renowned Finikoudes Blue Flag Beach, offering the best of coastal livi...

### Property Info

Covered Area	<b>163</b>
Covered Veranda	<b>33</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Yes</b>
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### Additional info

Reference Number	<b>232381</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

Amenities	Location	
• Elevator	<b>Location:</b> Larnaca Coordinates: <b>34.928025330536 / 33.636358033762</b>	Region: <b>Larnaca</b>

## Price: €520 000 + VAT

VAT for this property is **€31,806** or **€98,800**. 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>€3 190.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€520 000 on Sep 10, 2024



