


### 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 **Yes**

**Additional info**

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

**Amenities**

- Elevator

**Location**

**Location:** Larnaca  
 Coordinates: **34.928025330536 / 33.636358033762**

Region: **Larnaca**

## 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>mymospace.cyprus@gmail.com</b>                |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |  |

## Price change history

€520 000 on Sep 10, 2024



