

## 2 Bedroom Apartment for Sale in Tersefanou, Larnaca District

Reference ID: #SA25108 Price details: €125,000 This asset is a two-bedroom apartment on the ground floor of the building in Tersefanou, Larnaca. The asset has an area of 88sqm and consists of an open plan living/dining room and kitchen, two-bedrooms (one en-suite) and a bathroom. The apartment enjoys the use of a covered parking space and a yard on the ground floor and use of the communal swimming pool. Ceramic flooring, double glazed windows and split units are installed. The asset falls within planning zone H2, with building density coefficient of 90%, coverage coefficient of 50%, in 2 floors and a maximum height of 8,3m.



### Property Info

Covered Area

**88**

### Plot / Area Info

Pool  
Parking

**Common, Yes**  
**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**SA25108**  
**Apartment**  
**Pre-Owned**  
**2**

### Amenities

#### Location

**Location:** Tersefanou

Coordinates: **34.859644382303 / 33.551187103806**

Region: **Larnaca**

## Price: €125 000 + VAT

VAT for this property is **€6,250** or **€23,750**. 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>~€2 275.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 420.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                            |              |            |                                |
|----------------------------|--------------|------------|--------------------------------|
| Registration number        | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number             | <b>317/E</b> | Legal name | <b>N/A</b>                     |
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## Price change history

€125 000 on Sep 27, 2024





