

## 2 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

Reference ID: #16378 Price details: €225,000 Luxurious, modern, and spacious are the words best describing this unique 2 level apartment in the Larnaca town centre. This property for a select few is within walking distance to all amenities, schools, and the beach, whilst enjoying a roof patio and swimming pool, with breathtaking views. 2 bedroom duplex with swimming pool, 82 sq.m covered+ 10 sq.m uncovered, fully furnished, 600 meters from phinikoudes. no vat, title deeds available. Town center is 5 minutes walk. Beach is 7 minutes walk Private schools within walking distance. (2 minutes walk) American Academy Med high 1st floor shares kitchen, living room and guest toilet, 2nd floor shares t...

### Property Info

|                        |                             |
|------------------------|-----------------------------|
| Covered Area           | <b>82</b>                   |
| Covered Veranda        | <b>10</b>                   |
| Floor Number           | <b>1</b>                    |
| Total Number of Floors | <b>2</b>                    |
| Heating                | <b>Central Heating, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Private, Yes</b> |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>16378</b>     |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

### Location

**Location:** Larnaca - Chrysopolitissa Region: **Larnaca**

## Price: €225 000 + VAT

VAT for this property is **€11,250** or **€42,750**. 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>~€5 600.00</b>   | Common expenses | <b>None</b> |
| Title deed | <b>Has Title</b> | Price per SQM      | <b>€2 744.00/m²</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>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€225 000 on Sep 27, 2024







