

## 1 Bedroom Apartment for Sale in Larnaca - City Center

Reference ID: #SA35383  
Price details: €295,000 +VAT  
Project is strategically situated in the heart of Larnaca, just a three-minute walk from the beach and the restaurants of Finikoudes. The project consists of six floors featuring studios, one-bedroom, and two-bedroom apartments.  
3 minutes' walk from the beach and restaurants of Finikoudes  
1 minute walk from the shopping and restaurants of Ermou  
3 km away from Mackenzi  
9 km away from airport  
Expected Delivery Date: July 2026  
Covered area: 54 sq.m.  
Roof garden: 23 sq.m.  
PLUS V.A.T

### Property Info    Plot / Area Info

Covered Area **54**  
Floor Number **6**

### Additional info

Reference Number **SA35383**  
Property type **Apartment**  
Condition **Under Construction**  
Construction Year **2026**  
Bathrooms **1**

### Amenities    Location

**Location:** Larnaca - City Center  
Region: **Larnaca**  
Coordinates: **34.916374909427 / 33.635481846583**

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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>€5 463.00/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

€295 000 on Oct 31, 2024

