

## 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	<b>SA35383</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

### 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>
Phone: +35777000111			

## Price change history

€295 000 on Oct 31, 2024

