

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

Reference ID: #SA35378 Price details: €370,000 +VAT Project is situated in a prime location in the heart of Larnaca. The Building has 2 commercial spaces in Gf and mezzanine level and 20 apartments on 5 floors and roof terrace as follow; 15 studios (type A & B) and 4 two bedroom apartments + 1 two bedroom penthouse. The studios consist of an open space living room and kitchen; 1 bathroom and 1 balcony. The two bedroom apartment consist of an open space living room and kitchen, 2 bedrooms and 2 bathrooms and a balcony and roof top terraces for the penthouse. Located in the center of the town. 4-minute walk from the shopping and restaurants of Ermou 7-minute walk from the beach and restaurant...



### Property Info

### Plot / Area Info

Covered Area **85**  
Floor Number **3**

### Additional info

Reference Number	<b>SA35378</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

### Location

**Location:** Larnaca - City Center

Region: **Larnaca**

Coordinates: **34.917508051143 / 33.634148636499**

## Price: €370 000 + VAT

VAT for this property is **€18,500** or **€70,300**. 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>€4 353.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€370 000 on Oct 31, 2024

