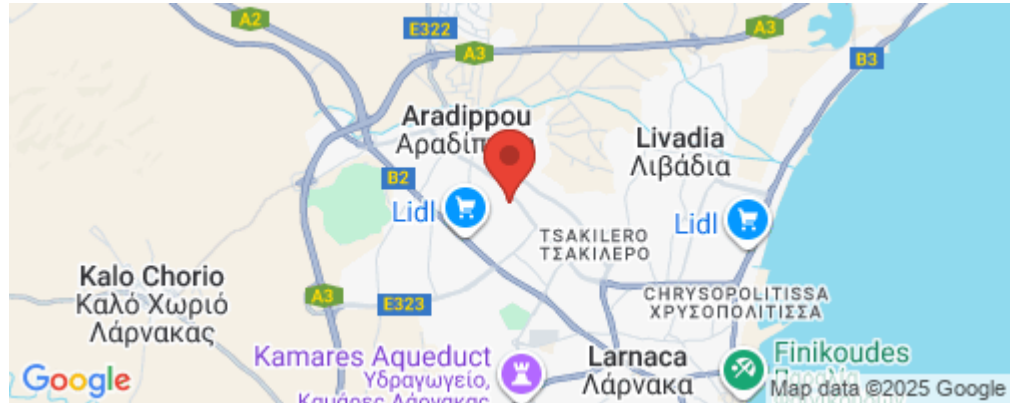


## 2 Bedroom Apartment for Sale in Larnaca District

Ground Floor, Two-Bedroom apartment for sale in Agioi Anargiroi, Larnaca. Easy access to main roads and is few minutes away from the port, Finikoudes, Center of Larnaca, and local beaches. Close to all amenities including Schools, supermarkets, bank, shops etc. A short distance to the harbour and Larnaca Town.



Ground floor Two-Bedroom apartment for sale in Agioi Anargiroi area, of Larnaca Town. The property consists of 2 bedrooms, separate kitchen, living room with a dining area, 1 bathroom, 1 wc, uncovered parking and a spacious covered veranda.

The property need fully renovation. A good investment opportunity for long term rental.

Title Deed available.

| Property Info | Plot / Area Info | Additional info  |                  |
|---------------|------------------|------------------|------------------|
|               |                  | Reference Number | <b>49328</b>     |
|               |                  | Property type    | <b>Apartment</b> |
|               |                  | Condition        | <b>Pre-Owned</b> |
|               |                  | Bathrooms        | <b>1</b>         |

### Amenities

- Elevator

### Location

Region: **Larnaca**

Coordinates: **34.941628194424 / 33.598141166277**

**Price: €97 000 + VAT**

VAT for this property is **€4,850** or **€18,430**. 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>~€1 575.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 448.00/m²</b> |                 |             |

**Representative: Kalogirou Real Estate**

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: +35724003723 |              |            |                                     |

**Price change history**

€97 000 on Nov 20, 2024









