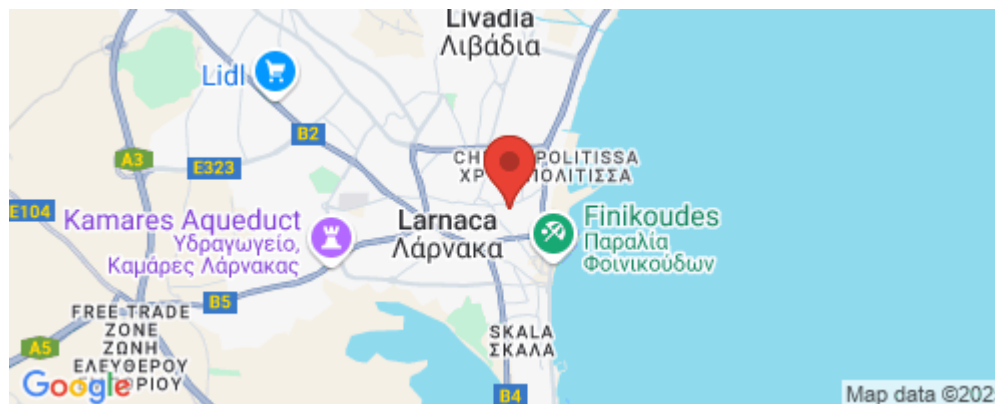


## 2 Bedroom Apartment for Sale in Larnaca District

Reference ID: #SA35660 Price details: €415,000 +VAT Project located in the heart of Larnaca, specifically in Downtown area. Located in the heart of Larnaca at only 4 minutes from the famous Ermou street and 5 minutes from Finikoudes beach, the project is surely an added value to the town of Larnaca This Five-Floor building will include 2-Bedroom apartments and penthouses with roof terraces. Available for sale two 2-bedroom penthouse apartments. Covered area: 88 sq.m. Covered veranda: 11-13 sq.m. Roof garden: 51-54 sq.m. PLUS V.A.T



### Property Info

### Plot / Area Info

Covered Area **99**

Floor Number **5**

### Additional info

Reference Number	<b>SA35660</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.92156725488 / 33.631008423049**

**Price: €415 000 + VAT**

VAT for this property is **€20,750** or **€78,850**. 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>€4 192.00/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**

€415 000 on Dec 20, 2024

