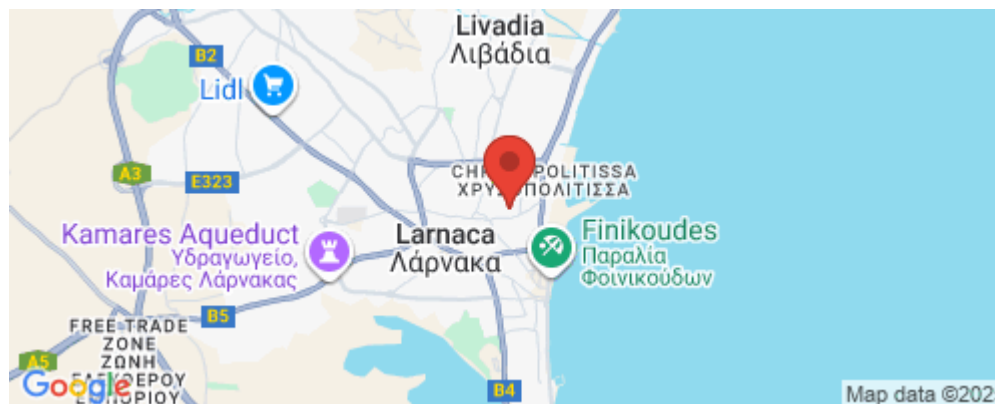


## 2 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

The project is located in the archaeological area of Ancient Kition and overlooks the historic monument, raising up to 4 floors in this cultural sensitive area.



The location of the project provides the perfect balance of being in a modern metropolitan city while reviving the interesting history of the city which was enriched with different cultures over the years.

The project is located next to the bustling Spyros Kyprianou Avenue in Larnaca. The residents benefit from the fact that all basic amenities such as supermarkets, banks, pharmacies, parks, telecommunications companies, schools and many more.

The project is under 10 minutes to the nearest beach and 10 minutes...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>64</b> |
| Covered Veranda        | <b>7</b>  |
| Floor Number           | <b>3</b>  |
| Total Number of Floors | <b>4</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking **Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>1854</b>               |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

### Location



- Elevator

**Location:** Larnaca - Chrysopolitissa

Region: **Larnaca**

Coordinates: **34.923679957624 / 33.631343497778**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €236 313 + VAT

VAT for this property is **€11,816** or **€44,899**. 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>€3 692.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€236 313 on Sep 21, 2023

