

## 3 Bedroom Apartment for Sale in Larnaca District

Entire floor, Three Bedroom Apartment for Sale in Kamares area, Larnaca. Amazing location, close to all amenities such as schools, major supermarkets, schools, banks, shops etc. Only 5-minutes away for the new Metropolis Mall of Larnaca. Just a short away from Larnaca Town Centre, the harbor and the beach. Larnaca International Airport is just 9 minutes away. Easy access to Larnaca, Nicosia, Limassol motorway. 

Apartment for Sale in Kamares area, Larnaca. This modern apartment consists of an open plan kitchen and living room with dining area, three bedrooms, 1 shower en suite, 1 main bathroom, 1 guest toilet, provision for A/C, covered veranda, storage room and covered parking. The...

| Property Info    |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>100</b>            |                  |                     | Reference Number | <b>42382</b>     |
| Air Conditioning | <b>All rooms, Yes</b> | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
|                  |                       |                  |                     | Condition        | <b>Brand New</b> |
|                  |                       |                  |                     | Bathrooms        | <b>2</b>         |

| Amilities | Location  |
|-----------|---|
| • Balcony | Region: <b>Larnaca</b><br>Coordinates: <b>34.914606730366 / 33.597294082571</b> |

## Price: €262 500 + VAT

VAT for this property is **€13,125** or **€49,875**. 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<br>Price per SQM | <b>None</b><br><b>€2 625.00/m<sup>2</sup></b> | Common expenses | <b>None</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: <b>+35724003723</b> |              |            |                                     |

## Price change history

€262 500 on Jan 15, 2025

€220 000 on Apr 29, 2025

€262 500 on May 14, 2025

