

## 3 Bedroom Apartment for Sale in Drosia, Larnaca District

Reference ID: #SA35865 Price details: €350,000 +VAT New residential project located in the very exclusive and prestigious area in Larnaca less than 3 kilometres to the Larnaca Beachfront Blue Flag Beaches. The third floor penthouse apartments of two bedrooms and two bathrooms benefit from large covered balconies plus roof garden. Each apartment has one parking bay and a storage room on the ground level. Covered area: 103 sq.m. Covered veranda: 36 sq.m. Roof garden: 49 sq.m. PLUS V.A.T ✖

### Property Info

### Plot / Area Info

Covered Area **139**

Floor Number **3**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA35865</b>            |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

### Location

**Location:** Drosia

Region: **Larnaca**

Coordinates: **34.917174818744 / 33.614338576233**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>€2 518.00/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: <b>+35777000111</b> |              |            |                                |

## Price change history

€335 000 on Jan 22, 2025

€370 000 on Feb 20, 2025

€350 000 on Apr 15, 2025

