

## 2 Bedroom Apartment for Sale in Larnaca District

Reference ID: #SA35850 Price details: €480,000 +VAT The project is conveniently located a stones throw away from the beach, and five minutes away from Larnaca's busy town center. Set amongst shops, supermarkets, restaurants, schools and with easy access to the Islands highway network. The area is currently on an upward trend with a massive boost in popularity expected with the beginning of works on the islands new Jewel, The new Larnaca Marina. This evidently means that this area will yield great return on current investment. A natural choice for serious clients and those demanding high quality living standard. Available for sale two 2-bedroom penthouse apartments. Prices: €480,00...



### Property Info

### Plot / Area Info

Covered Area **101**

Floor Number **5**

### Additional info

Reference Number **SA35850**

Property type **Apartment**

Condition **Brand New**

Construction Year **2024**

Bathrooms **2**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.929597970768 / 33.634659190911**

## Price: €480 000 + VAT

VAT for this property is **€24,000** or **€91,200**. 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>€4 752.00/m²</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

€515 000 on Jan 22, 2025  
 €480 000 on Apr 15, 2025

