

## 3 Bedroom Apartment for Sale in Larnaca District

In the heart of Larnaca, overlooking the marina and golden sands, stands a remarkable development by Nicolaides Developers. This contemporary masterpiece seamlessly blends luxury and functionality, offering an elegant mix of showrooms, offices, and exquisite residences.

Adjacent to this modern landmark is a beautifully restored two-story Listed House, home to the renowned Marzano restaurant on the ground floor and the Institute of Education and Art of Larnaca above. Designed with a vision of sophistication and comfort, the building reflects the owner's desire to create a refined, inviting space for investors.

The development features premium showrooms, boutique shops, ...

### Property Info

Covered Area **200**  
Covered Veranda **45**  
Floor Number **11**

### Plot / Area Info

### Additional info

Reference Number **235046**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

### Location

Region: **Larnaca**

## Price: €2 000 000 + VAT

VAT for this property is **€170,000** or **€380,000**. 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>~€76 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€10 000.00/m²</b>		

## Representative: MySpace

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## Price change history

€2 000 000 on Feb 17, 2025









