

## for Sale in Zygi, Larnaca District

Featuring open-plan living, spacious bedrooms, a shared bathroom, and a private roof garden with stunning Mediterranean views, plus a large storage area for added convenience.



### Features:

- 185 sqm plot
- 116 sqm living area + 21 sqm roof garden
- 2 bedrooms
- 1 bathroom + 1 guest wc
- 100 meters from the shoreline
- Private covered parking space
- Large storage for personal belongings or seasonal items.
- Flexibility to customize the interior layout and features, when buying off-plan

Registered Real Estate Company, Registration No 759, License No254/E.

### Property Info

Covered Area **116**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **185**  
 Parking **Covered, Yes**

### Additional info

Reference Number **1673**  
 Property type  
 Condition **Brand New**  
 Bathrooms **2**  
 View **Sea view**

- Guest WC

**Location**

**Location:** Zygi

Region: **Larnaca**

Coordinates: **34.729169583123 / 33.340289532653**

## 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>€3 017.00/m<sup>2</sup></b>		

## Representative: IPN Cyprus

Registration number	<b>759</b>	Email	<b>info@ipncyprus.com</b>
License number	<b>254/E</b>	Legal name	<b>N/A</b>
Phone: <b>35725313181</b>			

## Price change history

€350 000 on Mar 13, 2025



