

## **5 Bedroom Apartment for Sale in Larnaca District**

The Project is a 5 storey development comprising of 11 units. The project has a selection of 2 and 3 bedroom apartments including 4 bedroom penthouse apartments with private roof garden. This luxury development offers city center living at its best within walking distance to schools supermarkets and you can enjoy the quietness of the Center while being a part of it. Project is located in the heart of Larnaca and is only a 15 minute drive to Phinikoudes promenade and the beach Blue Flag . FEATURES Superb architecture Modern sized windows providing stunning views Video intercom system Covered verandas Private parking Walking distance to supermarket 8 minute drive to the brand new Metropolis...

Property Info	Plot / Area Info	Additional info	
Covered Area	146	Reference Numbe	r <b>VL46301</b>
Floor Number	4	Property type	<b>Apartment</b>
Total Number of Floor	s <b>4</b>	Bathrooms	4

**Amenities** Location

• Balcony Region: **Larnaca** 



Price: €620 000 + VAT

VAT for this property is €31,000 or €117,800. 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 Excluded

Title transfer fee ~€21 400.00

Price per SQM €4 247.00/m²

Common expenses None

## **Representative: Nicolaou Estates**

Registration number 693 Email pnicolaou@nicolaouestates.com
License number 365/E Legal name Nicolaou Estates LTD

Phone:

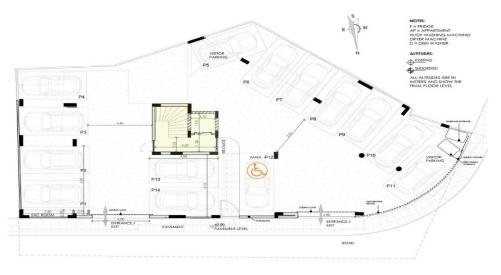
## **Price change history**

€620 000 on Apr 5, 2025









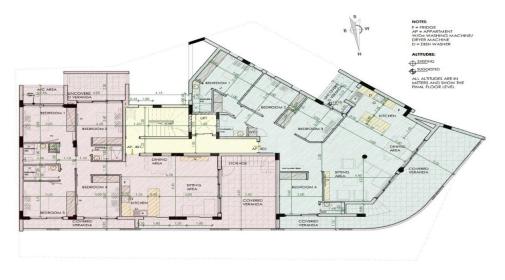


GROUND FLOOR PLAN

3/4

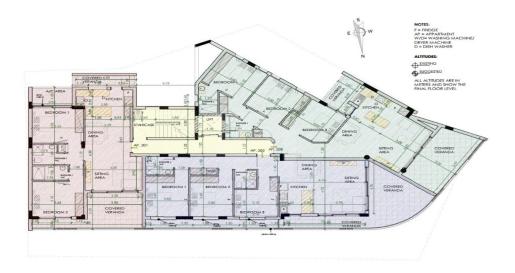






## FOURTH FLOOR PLAN





FIRST FLOOR PLAN SECOND FLOOR PLAN