

## 3 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

Covered Area	<b>98</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL46300</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

Region: **Larnaca**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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.

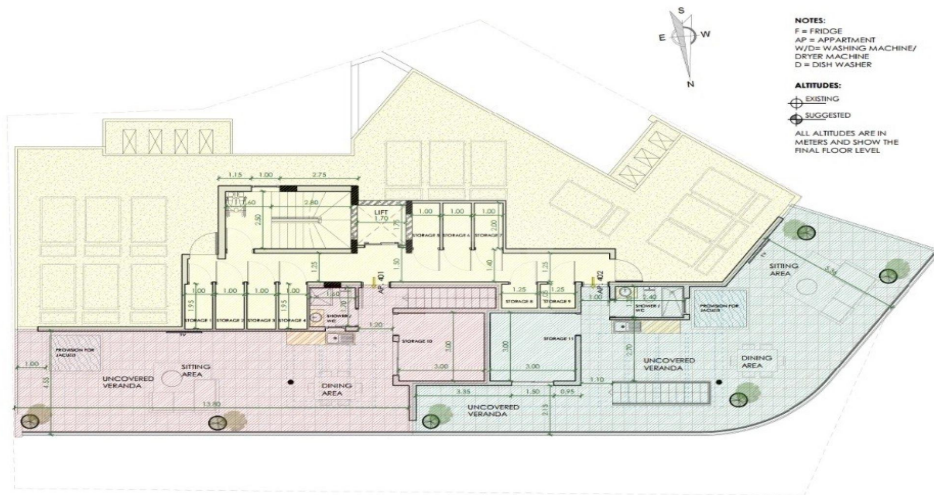
VAT	<b>Excluded</b>	Title transfer fee	<b>~€9 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 265.00/m²</b>		

## Representative: Nicolaou Estates

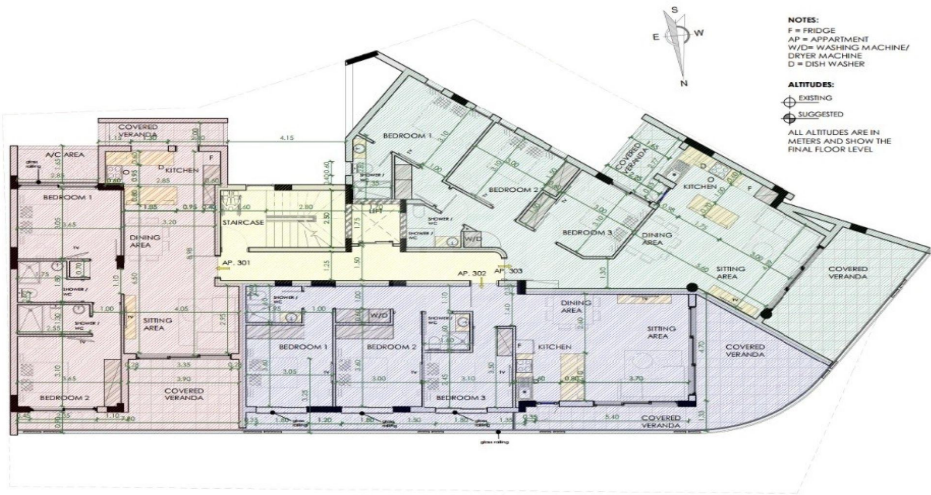
Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€320 000 on Apr 5, 2025

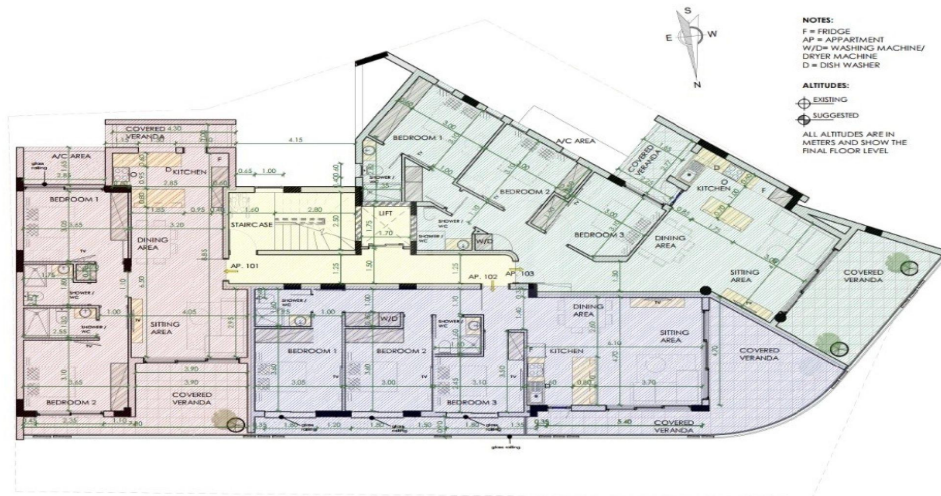


GARDEN ROOF FLOOR PLAN

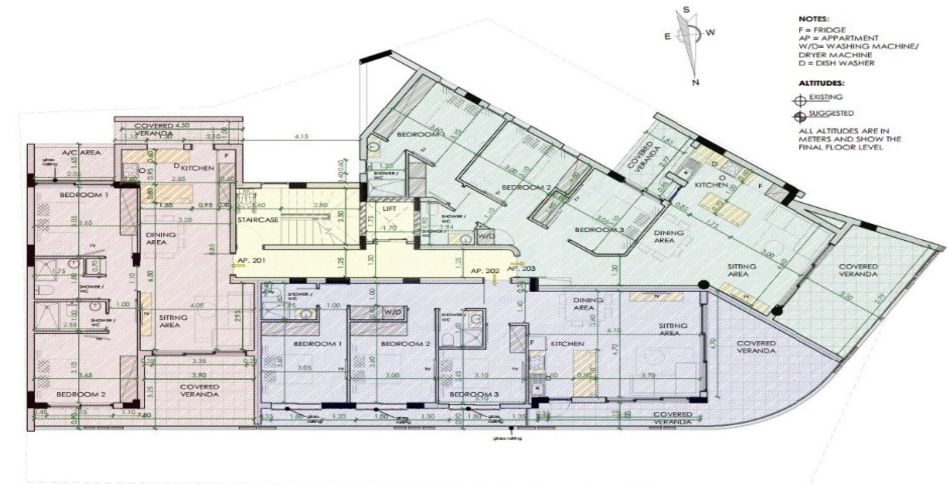


THIRD FLOOR PLAN

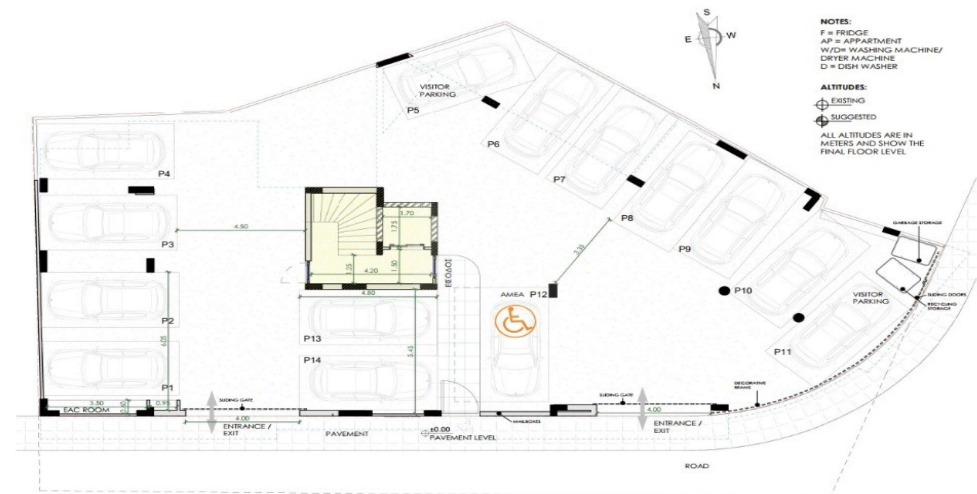




FIRST FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN