

## 1 Bedroom Apartment for Sale in Larnaca District

A new gated complex in the city center of Larnaca. The complex is conveniently located within walking distance of the historical center of Larnaca, which provides easy access to the rich heritage of the city.

The complex has an exclusive wellness facilities.

### Key Features

High-quality finishing materials  
 Water underfloor heating  
 Air conditioning  
 Built-in kitchens and wardrobes  
 Electric towel rails  
 Floor to ceiling window  
 Italian furniture  
 SPA center and gym  
 Common swimming pool  
 Underground parking  
 Gated complex  
 Energy class A

### AVAILABILITY

Apartments 5th floor

Internal area 50 sq.m.<...

| Property Info    |     | Plot / Area Info |              | Additional info   |                    |
|------------------|-----|------------------|--------------|-------------------|--------------------|
|                  |     |                  |              | Reference Number  | 53018              |
| Covered Area     | 70  | Pool             | Private, Yes | Property type     | Apartment          |
| Heating          | Yes |                  |              | Condition         | Under Construction |
| Air Conditioning | Yes |                  |              | Construction Year | 2026               |
|                  |     |                  |              | Bathrooms         | 1                  |

- Roof Garden

**Location**

Region: **Larnaca**

## Price: €308 000 + VAT

VAT for this property is **€15,400** or **€58,520**. 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>€4 400.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€308 000 on Apr 26, 2025







