

## 2 Bedroom Apartment for Sale in Larnaca District

- 2 Bedrooms
- 3 WC
- Internal Area 74.6 m2
- Covered Veranda 19 m2
- En Suite Bathroom
- Guest WC
- Covered Parking
- Energy Efficiency "A"



| <b>Property Info</b>                      |                       | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |                  |
|---|-----------------------|-------------------------|---------------------|------------------------|------------------|
| Covered Area                              | <b>75</b>             | Parking                 | <b>Covered, Yes</b> | Reference Number       | <b>11833</b>     |
| Air Conditioning                          | <b>All rooms, Yes</b> |                         |                     | Property type          | <b>Apartment</b> |
| <b>Amenities</b>                          |                       |                         |                     |                        | Condition        |
| • Guest WC                                |                       |                         |                     |                        | <b>Brand New</b> |
| <b>Location</b>                           |                       |                         |                     |                        | <b>3</b>         |
| Region: <b>Larnaca</b>                    |                       |                         |                     |                        |                  |
| Coordinates: <b>34.911951 / 33.634626</b> |                       |                         |                     |                        |                  |

## Price: €340 000 + VAT

VAT for this property is **€17,000** or **€64,600**. 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<br>Price per SQM | <b>None</b><br><b>€4 533.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€355 000 on May 13, 2025

€340 000 on Jan 14, 2026



