

## 2 Bedroom Apartment for Sale in Larnaca

Reference ID: #SA36480 Price details: €450,000 +VAT The project is a 4 storey development comprising of 8 units. The project is located in the heart  of Larnaca and is only a 5 minute walk to Phinikoudes promenade and the beach (Blue Flag). Covered area: 72 sq.m. Uncovered veranda: 20 sq.m. Uncovered Roof garden: 36 sq.m. Under study. PLUS V.A.T

### Property Info    Plot / Area Info

Covered Area **72**

Floor Number **4**

### Additional info

Reference Number **SA36480**  
Property type **Apartment**  
Condition **Under Construction**  
Construction Year **2027**  
Bathrooms **2**

### Amenities

### Location

**Location:** Larnaca

Region: **Larnaca**

Coordinates: **34.913624878789 / 33.631160739036**

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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 Price per SQM	<b>None</b> <b>€6 250.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€450 000 on May 13, 2025

