

## 2 Bedroom Apartment for Sale in Larnaca District

A well-located apartment in the desirable Skala area of Larnaca, within walking distance to Finikoudes Promenade and St. Lazarus Church.



### Property Details:

- ✓ Internal area: 89 m<sup>2</sup>
- ✓ Covered veranda: 20 m<sup>2</sup>
- ✓ Title deed available
- ✓ Located in a residential complex with a communal swimming pool
- ✓ Private parking space
- ✓ Storage room
- ✓ Prime location near the seafront and historical landmarks

Asking Price: €315,000

### Property Info

Covered Area	<b>109</b>
Covered Veranda	<b>20</b>
Total Number of Floors	<b>5</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>4726</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2014</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.913701514318 / 33.629814404585**

## Price: €315 000 + VAT

VAT for this property is **€15,750** or **€59,850**. 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>~€9 200.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 890.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€315 000 on May 14, 2025





