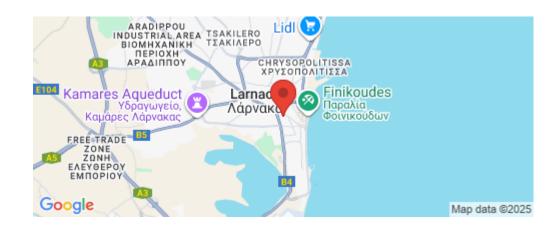


### 2 Bedroom Apartment for Sale in Larnaca District

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 m²
- ✓ Covered veranda: 20 m²
- ✓ 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		Plot / Area Info		Additional info	
Covered Area	109			Reference Number	4726
Covered Veranda	20	Pool Parking	Common, Yes Covered, Yes	Property type	<b>Apartment</b>
Total Number of Floors	5			Condition	<b>Pre-Owned</b>
Heating	Underfloor Heating, Yes		Covered, res	Construction Year	2014
Air Conditioning	All rooms, Yes			Bathrooms	2



• 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	Excluded	Title transfer fee	~ <b>€9 200.00</b>	Common expenses	None
Title deed	Has Title	Price per SOM	€2 890.00/m <sup>2</sup>		None

## **Representative: RealDeal Estates**

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License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

# **Price change history**

€315 000 on May 14, 2025

















