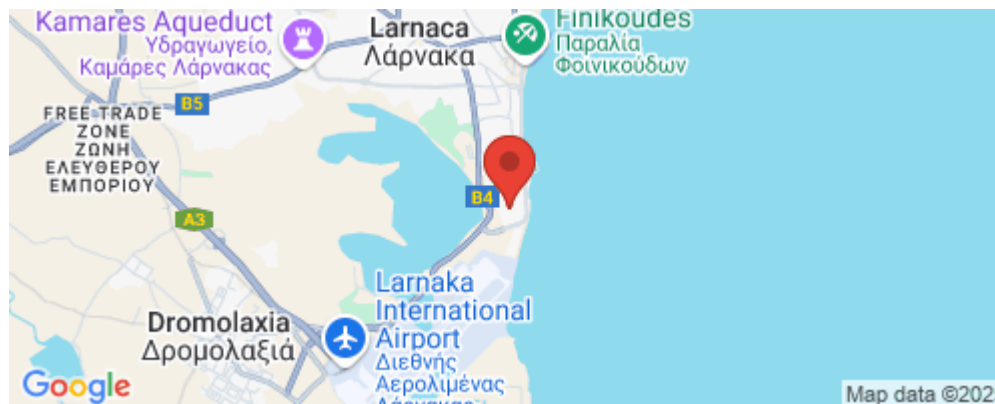


## 3 Bedroom Apartment for Sale in Larnaca District

This is a luxury gated complex comprising of 20 apartments, with very comfortable living spaces and large spacious covered verandas. With views of the sea and salt lake on each side, the color blue is in abundance and the beach only a 200 meter walk away.



The apartments come equipped with high design kitchens, granite worktops, walk in showers, covered parking and storage rooms. You also have the option of smart technology, and for some verandas jacuzzi is also possible. Each apartment on the sixth floor comes with its own swimming pool, adding to the magnificence of the architectural design of the project.

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>115</b> |
| Covered Veranda        | <b>16</b>  |
| Uncovered Veranda      | <b>6</b>   |
| Floor Number           | <b>5</b>   |
| Total Number of Floors | <b>6</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>4957</b>      |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Brand New</b> |
| Bathrooms        | <b>2</b>         |
| View             | <b>Sea view</b>  |

### Amenities

- Parking

### Location

Region: **Larnaca**  
Coordinates: **34.893701663853 / 33.635748619081**

## Price: €625 000 + VAT

VAT for this property is **€31,250** or **€118,750**. 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>€5 435.00/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> |
| Phone: +35725255505, +35794001333 |              |            |  |

## Price change history

€625 000 on May 21, 2025

