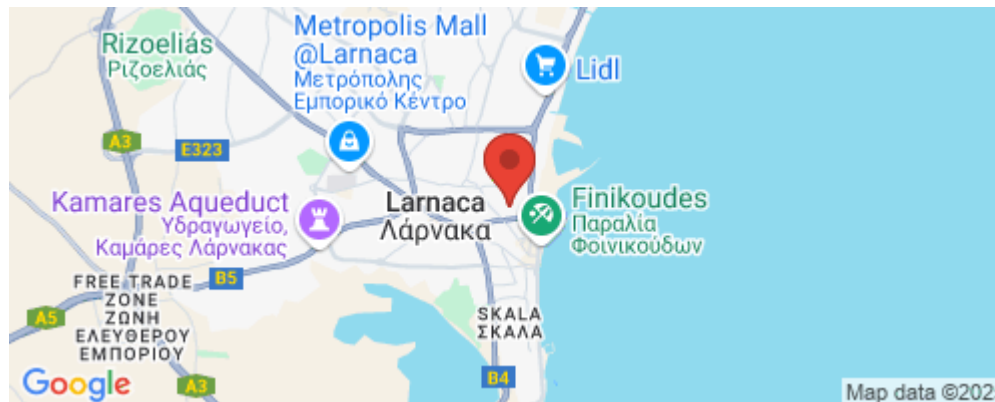


## 2 Bedroom Apartment for Sale in Larnaca

Two Bedroom Penthouse Apartment For Sale in Larnaca Town Centre – Title Deeds (New Build Process) This Four-Floor building is composed of 1 & 2 Bedroom apartments and penthouses with roof gardens. Located in the heart of Larnaca Town Centre only 10 minutes from the nearest beach. 1 Bedroom with ensuite and fitted wardrobes 1 Bedroom with fitted wardrobes Open plan living – dining – kitchen area Family bathroom Shower/WC on roof level Provisions for air conditioning Unfurnished Roof garden Parking Storage Internal a...



### Property Info

### Plot / Area Info

Covered Area **77**

### Additional info

Reference Number **plu070n2p**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

### Location

**Location:** Larnaca

Region: **Larnaca**

Coordinates: **34.919437 / 33.632927**

## Price: €335 000 + VAT

VAT for this property is **€16,750** or **€63,650**. 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>€4 351.00/m<sup>2</sup></b> |                 |             |

## Representative: Emerald Property Consultants

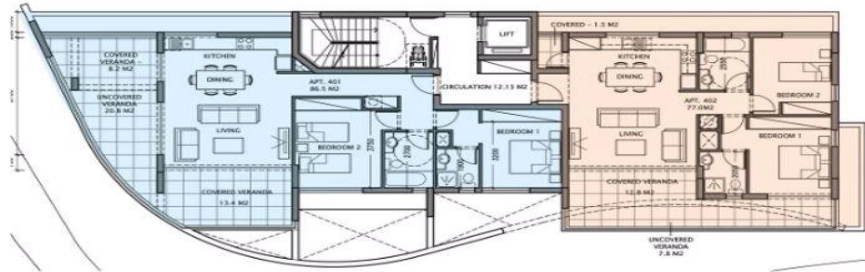
|                            |              |            |                               |
|----------------------------|--------------|------------|-------------------------------|
| Registration number        | <b>845</b>   | Email      | <b>info@cyprusemerald.com</b> |
| License number             | <b>329/E</b> | Legal name | <b>N/A</b>                    |
| Phone: <b>+35723080080</b> |              |            |                               |

## Price change history

€335 000 on Oct 20, 2023



## 4<sup>TH</sup> FLOOR

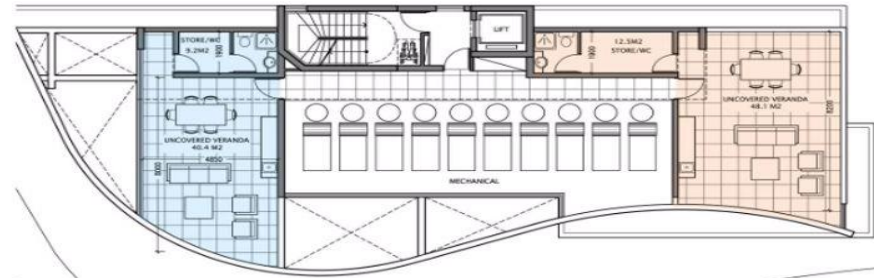


**401**  
 2 Bedrooms  
 2 Bathrooms  
 87 SQM Internal Area  
 21.5 SQM Covered Veranda  
 13 SQM Uncovered Veranda  
 40.4 SQM Uncovered Roof Terrace

**402**  
 2 Bedrooms  
 2 Bathrooms  
 77 SQM Internal Area  
 14.5 SQM Covered Veranda  
 8 SQM Uncovered Veranda  
 48.1 SQM Uncovered Roof Terrace

Areas & Plans are not final and are subject to modifications

## ROOF FLOOR



**401**  
 40.4 SQM Uncovered Roof Terrace

**402**  
 48.1 SQM Uncovered Roof Terrace

Areas & Plans are not final and are subject to modifications