


### 3 Bedroom Apartment for Sale in Larnaca - City Center

Reference ID: #SA36601 Price details: €295,000 +VAT Ideally positioned in the city of Larnaca, the Kalamon Noma deluxe building is home to just  five elegant apartments, offering an elevated standard of luxury living and residential comfort. This exceptional development introduces an exclusive selection of ultra-contemporary two and three-bedroom apartments, all set amidst lush greenery, embodying the seamless fusion of visionary architecture and sophisticated elegance. Nestled in a central area of Larnaca, this neighborhood effortlessly blends convenience with a unique charm. It stands as one of the city's well-connected areas, offering a harmonious balance of privacy and accessibilit...

#### Property Info

#### Plot / Area Info

Covered Area **176**

Floor Number **2**

#### Additional info

Reference Number	<b>SA36601</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location

**Location:** Larnaca - City Center

Region: **Larnaca**

Coordinates: **34.934913272362 / 33.621551771394**

**Price: €295 000 + VAT**

VAT for this property is **€20,851** or **€56,050**. 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>€1 676.00/m<sup>2</sup></b>		

**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**

€295 000 on May 31, 2025



