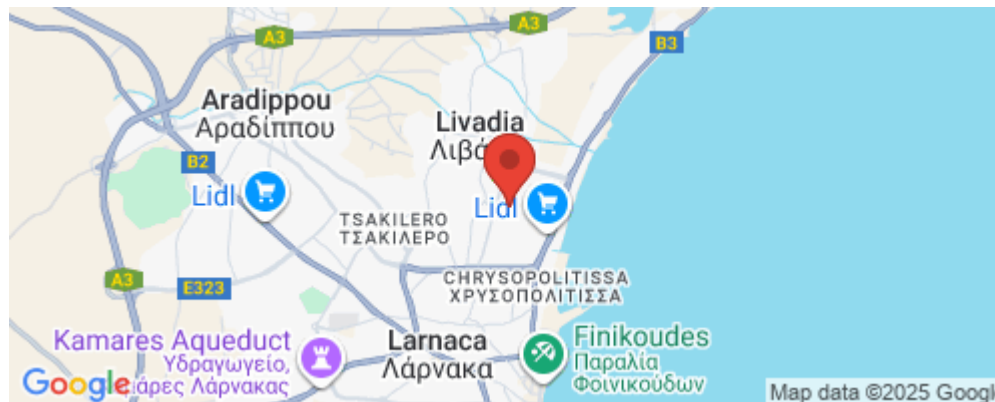


## 3 Bedroom Apartment for Sale in Larnaca District

Reference ID: #SA33847 Price details: €280,000 +VAT Project located in the very exclusive and prestigious Larnaca Marina area and very close to the Larnaca town center. The lovely residential neighborhood is quiet and family orientated surrounded by large luxury houses and residential properties. The project is very near to supermarkets, private schools such as the American Academy and with immediate access to highways to Nicosia, Limassol, Paphos and Ammoxostos. 1, 2 & 3 bedrooms and 1, 2 & 3 bath apartments 1 parking and storage room per apartment 4 Floors, 12 Apartments Available for sale one 3-bedroom penthouse apartment. Covered area: 78 sq.m. Covered veranda: 13 sq.m. Roof garden: 6...



### Property Info

### Plot / Area Info

Covered Area **91**

Floor Number **4**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA33847</b>            |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2024</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.938809776654 / 33.632692041111**

## Price: €280 000 + VAT

VAT for this property is **€14,000** or **€53,200**. 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>€3 077.00/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: +35777000111 |              |            |                                |

## Price change history

€280 000 on Jun 17, 2025

