

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

Reference ID: #SA31011 Price details: €968,000 +VAT Nine single floor apartments with private infinity pool on each floor, concierge service on the ground floor and secure access to the building, covered parking on the ground and the 1st floor, fully equipped gym on the second floor, unobstructed view to the Mediterranean sea, prime location facing the main entrance of the soon to be New Larnaca Marina. PROPERTY FEATURES Energy efficiency rated A Split level residence High-ceiling living room area Ensuite bedrooms Italian branded kitchen Floor-to-ceiling windows Open-plan layout Decorative fireplace Underfloor heating provision Infinity pool with hydro-jet function Marble decorative elements Home auto...

### Property Info      Plot / Area Info

Covered Area **220**

### Additional info

Reference Number **SA31011**  
Property type **Apartment**  
Condition **Brand New**  
Construction Year **2025**  
Bathrooms **2**

### Amenities      Location

**Location:** Larnaca - City Center

Region: **Larnaca**

Coordinates: **34.917500885573 / 33.63738097738**

## Price: €968 000 + VAT

VAT for this property is **€91,520** or **€183,920**. 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 Price per SQM	<b>None</b> <b>€4 400.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

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## Price change history

€968 000 on Jun 17, 2025

