

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

Reference ID: #SA25537 Price details: €465,000 +VAT The project is a 7-floor luxury apartment building with ground floor covered allocated parking and roof garden. The first 6 floors host three, 2-bedroom apartments on each floor and boast high quality construction with Smart home provision and with the latest methods of energy efficiency class A. All flats on this project consist of open plan living and kitchen area, 2 bedrooms (master with en-suite shower), main bathroom, office and covered veranda that in future could be utilized differently. The top floor apartments located on the 6th floor also enjoy individual access to their allocated roof garden on 7th floor with storage, wc a...

### Property Info

### Plot / Area Info

Covered Area **186**

### Additional info

Reference Number **SA25537**  
 Property type **Apartment**  
 Condition **Brand New**  
 Construction Year **2023**  
 Bathrooms **2**

### Amenities

### Location

**Location:** Larnaca - City Center

Region: **Larnaca**

Coordinates: **34.920382309123 / 33.627367042487**

## Price: €465 000 + VAT

VAT for this property is **€35,850** or **€88,350**. 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>€2 500.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
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## Price change history

€445 000 on Jun 17, 2025

€465 000 on Jun 24, 2025





