

## 135m<sup>2</sup> Commercial for Sale in Larnaca District

New project is located in the heart of Larnaca City and 300 meters to American Academy and Med High Private schools.

### Key Features

8 luxury & spacious high end apartments  
 Energy efficiency Class A  
 Photovoltaic system for each penthouse apartment INCLUDED  
 Under floor Heating included for 3-bedroom apartments INCLUDED  
 RO Water Filter System INCLUDED  
 Water softening system INCLUDED  
 Water pressure system INCLUDED  
 Hot water return pump that disperses hot water immediately INCLUDED  
 Thermostat in all apartments to show hot water temperature INCLUDED  
 Smart control system aligned for use with Smart TV, Smart equipment system &#8...

### Property Info

### Plot / Area Info

Covered Area **135**

### Additional info

Reference Number **43209**  
 Property type **Other Commercial**  
 Construction Year **2025**

### Amenities

- Storage room

### Location

Region: **Larnaca**

## Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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>~€9 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 444.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€330 000 on Jul 29, 2025

