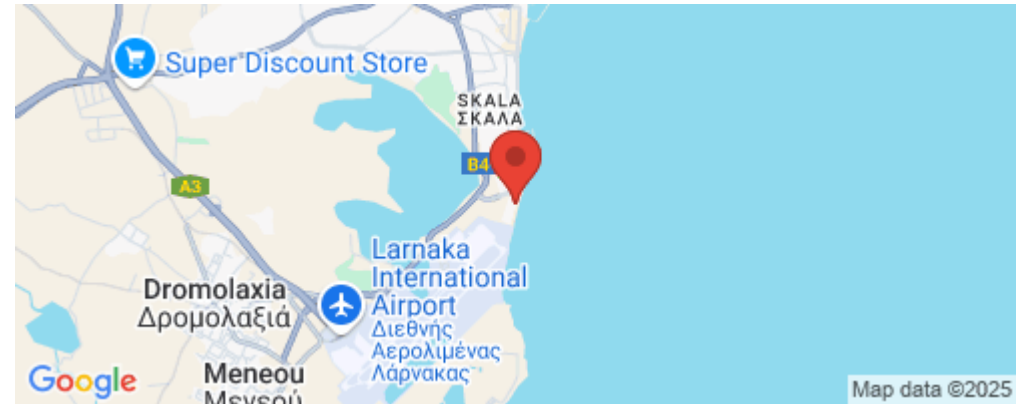


## 2 Bedroom Apartment for Sale in Larnaca District

Two Bedroom Penthouse For Sale near Mackenzie Beach, Larnaca - Title Deeds (New Build Process) **PRICE REDUCTION !!** (was €635,000 + VAT) **The project will compose of fifteen spacious apartments. The twelve from 1st - 4th floor are apartments with two bedrooms and two or three bathrooms. The three apartments on the fifth floor of the project are apartments with two bedrooms and three bathrooms each with spacious covered and uncovered balconies. They also benefit from individual private and luxury roof-gardens. Each apartment will benefit from a parking bay and storage room on the ground floor. The residence is characterised by its immediate ...**



### Property Info

### Plot / Area Info

Covered Area **79**

### Additional info

Reference Number **afr050n2p**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

### Location

Region: **Larnaca**  
 Coordinates: **34.889966 / 33.637509**

## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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>€7 595.00/m<sup>2</sup></b> |                 |             |

## Representative: Emerald Property Consultants

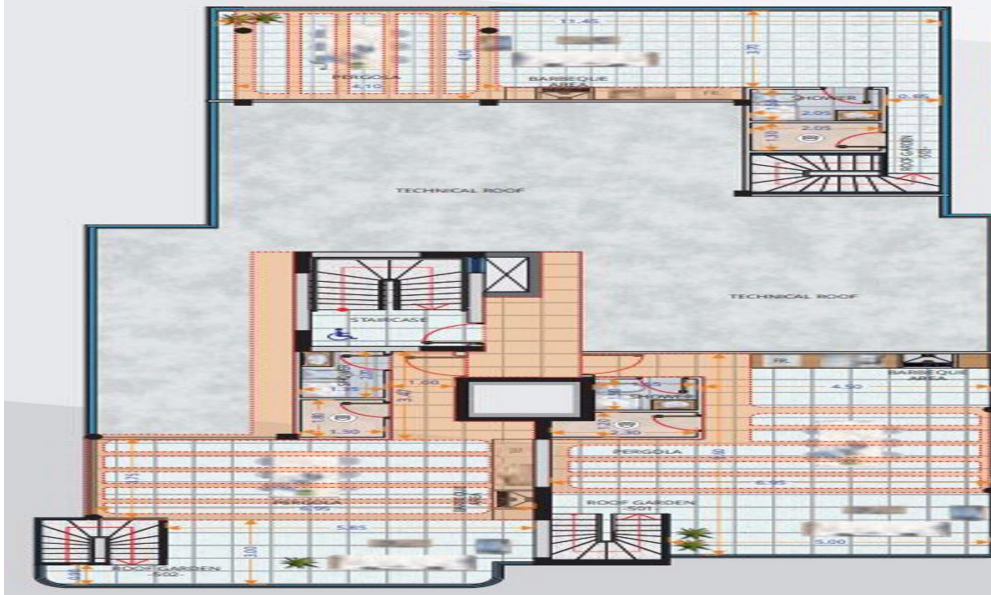
|                            |              |            |                               |
|----------------------------|--------------|------------|-------------------------------|
| Registration number        | <b>845</b>   | Email      | <b>info@cyprusemerald.com</b> |
| License number             | <b>329/E</b> | Legal name | <b>N/A</b>                    |
| Phone: <b>+35723080080</b> |              |            |                               |

## Price change history

€600 000 on Oct 20, 2023  
 €635 000 on Oct 8, 2024  
 €600 000 on Oct 10, 2024







- LEGEND**
- STORAGE ROOM
  - ELECTRICITY ROOM
  - MAIL BOXES
  - ENTRY PHONE
  - REFUSE AREA

