

## 35m<sup>2</sup> Apartment for Sale in Larnaca District

Studio Apartment for sale in New Marina-Port area, Larnaca. Apartment for Sale in New Marina-Port area, Larnaca. Amazing location, close to all amenities such as shops, restaurants, supermarkets, banks, pharmacies, bus stops, schools etc. Just minutes away from Larnaca Town Centre, the harbor and the beach. Only 13-minutes away from Larnaca International Airport and just 10 minutes away from the famous Makenzy.



First floor apartment for sale in New Marina- Port Area Larnaca. It consists of an open plan kitchen, living area, one shower room and covered balcony. Moreover, the property has one private parking space on the ground floor.

The apartment is a part of a new upcomin...

### Property Info

Covered Area  
Air Conditioning

**35**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**52693**  
**Apartment**  
**Brand New**  
**1**

### Amenities

- Balcony

### Location

Region: **Larnaca**  
Coordinates: **34.932640723712 / 33.636576399525**

**Price: €145 000 + VAT**

VAT for this property is **€7,250** or **€27,550**. 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>€4 143.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€145 000 on Aug 12, 2025













