

## 1 Bedroom Apartment for Sale in Larnaca District

Top Floor, One Bedroom Flat with Roof Garden 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.



Apartment for sale in New Marina- Port Area Larnaca. It is on the fourth floor with spacious living areas. The apartment consists of an open plan kitchen, living and dining area, one bedroom, one shower room, lovely covered veranda and roof garden. The roof garden comprised of the veranda area, mechanical r...

### Property Info

Covered Area **60**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **52699**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**  
View **City view**

### Amenities

- Guest WC

### Location

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

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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>€4 583.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€275 000 on Aug 13, 2025







