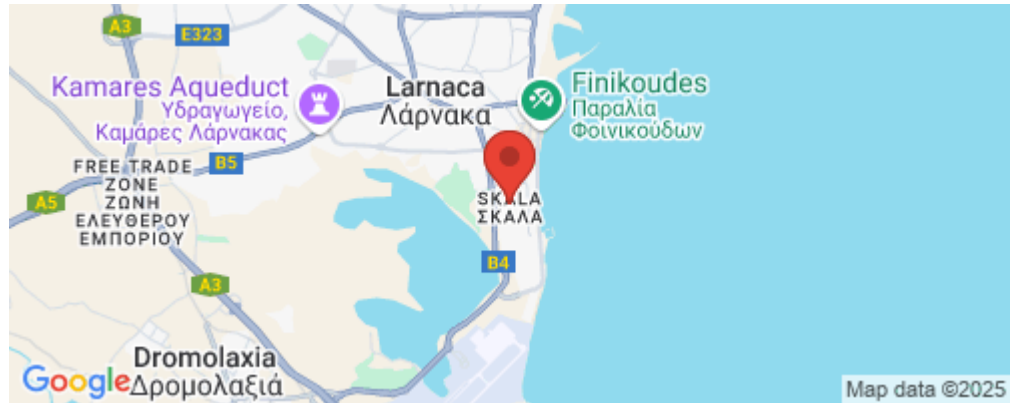


### 3 Bedroom Apartment for Sale in Larnaca District

Three Bedroom Apartment For Sale in Skala with Land Deeds\*\*\*PRICE REDUCTION\*\*\* (was €1.000.000)\*\*\*RENOVATION PROJECT\*\*This unique three bedroom apartment is located in a prime location in Skala on Ermou Street, right in the centre amongst the shopping precinct. As you enter the property, you come to a cosy reception area with stairs going up to the main hall/landing. From here you can access seven different rooms, three of which are currently laid out as bedrooms, one as a kitchen area and two others as lounge/reception rooms. There is also a large roof terrace which is accessible from either the main hall/landing or from another separate entrance ...



#### Property Info

#### Plot / Area Info

Covered Area **177**

#### Additional info

Reference Number **epcc2400**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**

#### Amenities

#### Location

Region: **Larnaca**  
 Coordinates: **34.90358 / 33.63301**

## Price: €680 000 + VAT

VAT for this property is **€48,522** or **€129,200**. 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>~€23 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 842.00/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

€1 000 000 on Oct 20, 2023

€680 000 on Jun 21, 2024









