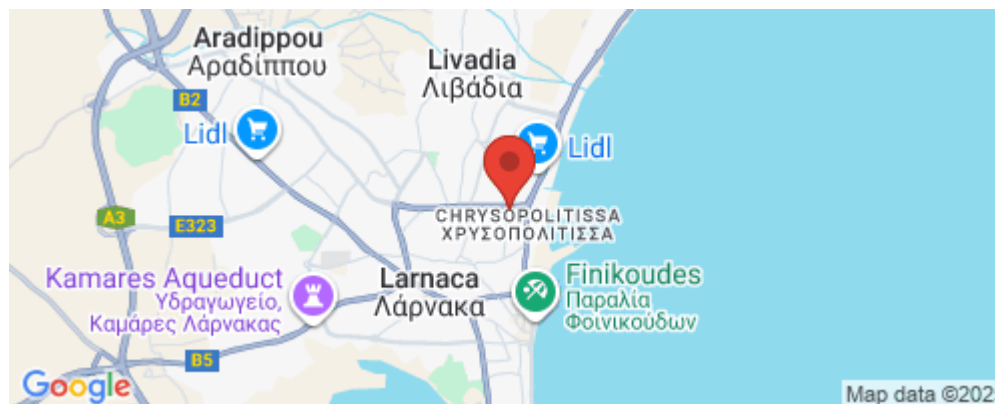


## 3 Bedroom Apartment for Sale in Larnaca

A modern residential building featuring 25 luxurious apartments is located in the heart of Larnaca, just 1,400 meters from Finikoudes Promenade and 400 meters from the new marina. Shops, pharmacies, banks, schools, and other essential amenities are all within walking distance. Each apartment comes with a private storage room, covered parking, and a spacious veranda. The top floor is dedicated to exclusive penthouses with rooftop gardens and includes a shared pool offering panoramic city views. The Project has EPC certificate with "A" Energy Efficiency Rating.



### Property Info

Covered Area	<b>170</b>
Covered Veranda	<b>36</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>1</b>

### Plot / Area Info

### Additional info

Reference Number	<b>A0340-503</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Larnaca      Region: **Larnaca**  
**Coordinates:** **34.92981 / 33.63384**

## Price: €585 000 + VAT

VAT for this property is **€38,885** or **€111,150**. 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>~€20 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 441.00/m²</b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725314237, +35797977765</b>			

## Price change history

€585 000 on Aug 26, 2025

