

## 3 Bedroom Apartment for Sale in Larnaca District

A new project located in the City Center, within walking distance to schools, supermarkets.

The Project is a 5 storey development comprising of 11 units.

Key Features

City Center

Modern Architectural design

Corner location

Modern sized windows, providing stunning views

Video intercom system

Private parking

AVAILABILITY

Apartment 3rd floor

Internal area 98 sq.m.

Covered veranda front 33,50 sq.m.

There are more apartments available in this project.

Status: Off Plan

### Property Info

### Plot / Area Info

Covered Area **132**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>59843</b>              |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2027</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

### Location

Region: **Larnaca**

**Price: €340 000 + VAT**

VAT for this property is **€17,000** or **€64,600**. 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>€2 576.00/m²</b> |                 |             |

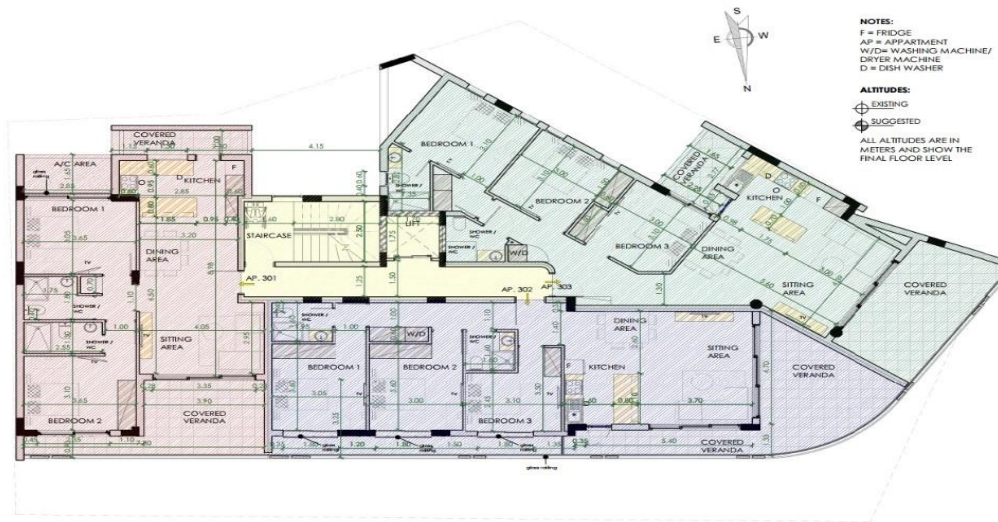
**Representative: 1st Class Homes**

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

**Price change history**

€340 000 on Sep 16, 2025





THIRD FLOOR PLAN