

## 3 Bedroom Apartment for Sale in Larnaca District

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

Just a 15-minute stroll brings you to the renowned Phinikoudes promenade and Blue Flag beach, making this a perfect home for both everyday living and holiday escapes.

The project is a 5-storey building featuring just four whole-floor apartments, offering privacy and comfort in a boutique setting.

### Key Features

Walking Distance to American Academy English private school

Private green area

Modern sized windows, providing stunning views

Video intercom system

Private parking

### AVAILABILITY

Apartment 4th floor

Internal area 107,40 sq.m.

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>€4 472.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
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## Price change history

€550 000 on Sep 16, 2025





