

## 4 Bedroom House for Sale in Larnaca

The project is located in a quiet residential area, providing easy and safe access to the schools, close to the amenities, just 200 meters from the town center and in walking distance to the promenade. The apartments offer quality constructions with Smart home provisions. All flats consist of open plan living and kitchen areas, 2 bedrooms (master bedroom en-suite), main bathroom, office and large covered veranda. The top floor apartments located on the 6th floor also enjoy individual access to their allocated roof garden on the 7th floor with storage, WC and shower room, engine room and barbecue area, offering views of the surrounding area. Guaranteed title deeds. The Project has EPC cert... X

Property Info	Plot / Area Info	Additional info
Covered Area	<b>184</b>	Reference Number <b>M98-601</b>
Covered Veranda	<b>86</b>	Property type <b>House</b>
		Condition <b>Pre-Owned</b>
Amenities	Location	
	<b>Location:</b> Larnaca	Region: <b>Larnaca</b>
	Coordinates: <b>34.9204847 / 33.6272876</b>	

## Price: €465 000 + VAT

VAT for this property is **€35,279** or **€88,350**. 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 Price per SQM	<b>~€15 200.00</b> <b>€2 527.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€465 000 on Sep 16, 2025





