

## 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 barbeque area, offering views of the surrounding area. Guaranteed title deeds. The Project has EPC cert...



### Property Info

### Plot / Area Info

Covered Area **184**

Covered Veranda **86**

### Additional info

Reference Number **M98-601**

Property type **House**

Condition **Pre-Owned**

### Amenities

### Location

**Location:** Larnaca

Region: **Larnaca**

Coordinates: **34.9204847 / 33.6272876**

**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	<b>~€15 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 527.00/m<sup>2</sup></b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

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**Price change history**

€465 000 on Sep 16, 2025







