

## 3 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

An exceptionally spacious apartment of 206 m<sup>2</sup>, strategically located directly opposite the New Marina Port. This 2nd-floor residence offers panoramic sea views from six balconies and can be used either as a large private home, divided into two self-contained apartments, or converted for commercial purposes.

### Key Features:

- 3 bedrooms & 2 bathrooms
- Internal area: 164 m<sup>2</sup> + 42 m<sup>2</sup> balconies
- 2nd floor | Title deeds available
- Semi-furnished, resale condition
- Separate kitchen & central heating
- Full A/C in all rooms
- Sea view balconies (6 in total)
- Private parking & elevator
- Recently renov...

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>206</b> |
| Floor Number      | <b>2</b>   |
| Energy Efficiency | <b>B</b>   |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>239592</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Larnaca - Chrysopolitissa Region: **Larnaca**

## Price: €430 000 + VAT

VAT for this property is **€37,865** or **€81,700**. 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>~€13 800.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 087.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€430 000 on Sep 25, 2025







