

### 3 Bedroom Apartment for Sale in Larnaca District

...This elegant apartment is part of Raphael Luxury Apartments, located in a prime area of Larnaca close to the new Marina and city amenities. Designed for comfort and convenience, it combines stylish interiors with access to modern facilities, making it suitable for both permanent residence and investment.

The apartment consists of a spacious open-plan living and dining area, a separate kitchen, three bedrooms, and two bathrooms. It comes fully furnished and equipped, with large balconies extending the living space outdoors. The building also offers a communal swimming pool and elevator for residents' comfort.

With covered parking, full air-conditioning, and proximity...

#### Property Info

Covered Area	<b>116</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>B</b>

#### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>239620</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>

#### Amenities

- Parking

#### Location

Region: **Larnaca**

## Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. 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>~€6 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 155.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€250 000 on Sep 26, 2025



