


## 3 Bedroom Apartment for Sale in Larnaca District

Ground Floor, 3 Bedroom Apartment for Sale in Larnaca City Center. Great location, as all amenities, such as Greek and English schools, major supermarkets, entertainment and sporting facilities, are within close proximity. Centrally located, 100m from Phoinikoudes promenade and 800 m from the Larnaca New Marina, in an area going through a major upgrade. A 5-minute drive to the airport. Easy access to Larnaca, Limassol and Nicosia motorway. 

The property consists of an open plan kitchen with living and dining area, two bedrooms plus one large office room that can also be used as a third bedroom, a main bathroom with WC, and an en-suite shower in the master bedroom. The apartment offe...

### Property Info

Covered Area  
Air Conditioning

**123**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**53298**  
**Apartment**  
**Pre-Owned**  
**2**

### Amenities

- Guest WC

### Location

Region: **Larnaca**  
Coordinates: **34.912832200994 / 33.629251495446**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>~€9 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 602.00/m²</b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: +35724003723			

## Price change history

€320 000 on Oct 9, 2025





