

## 3 Bedroom Apartment for Sale in Kamares, Larnaca District

Discover contemporary living in this elegant new residential development, ideally located in the tranquil neighborhood of Kamares, Larnaca. Combining comfort with convenience, the project offers effortless access to the city center, schools, supermarkets, the Metropolis Mall, and Larnaca International Airport.

The development presents stylish 2- and 3-bedroom apartments, along with an exclusive penthouse boasting spacious, thoughtfully designed interiors. Each residence features welcoming bedrooms and open-plan layouts that create a warm yet sophisticated ambiance. Premium finishes, including upgraded thermal aluminum windows for excellent insulation, highlight the attention to deta...

### Property Info

Covered Area	<b>124</b>
Covered Veranda	<b>27</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>14287</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Kamares      Region: **Larnaca**  
Coordinates: **34.913824 / 33.593871**

## Price: €255 000 + VAT

VAT for this property is **€12,750** or **€48,450**. 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>~€6 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 056.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€255 000 on Oct 9, 2025



