


## 32m<sup>2</sup> Apartment for Sale in Larnaca District

Fourth Floor, Studio for Sale in Larnaca City Center. The property is a central area, within walking distance to plethora of amenities, shops, schools, supermarket, entertainment facilities and walking distance to the beach. A short drive to the harbor and a 10-minute drive to Larnaca International Airport. 

Apartment on the fourth floor for sale in Larnaca Center. It consists of a kitchen, living, dining area in an open layout, a shower room, and spacious covered veranda.

This luxurious building is set to redefine sophistication and elegance. It has six floors and offers studios, 1&2 bedroom apartments to suit all needs. Furthermore, the project enjoys a common gym on ...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **32**  
Air Conditioning **All rooms, Yes**

Reference Number **53377**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

### Location

- Gym

Region: **Larnaca**  
Coordinates: **34.91629113188 / 33.634929770257**

## Price: €212 000 + VAT

VAT for this property is **€10,600** or **€40,280**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 625.00/m<sup>2</sup></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>                          |
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## Price change history

€212 000 on Oct 16, 2025

