

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

Amazing, Studio Apartment 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.



Studio for sale in Larnaca Center. It is situated on the fifth floor and consists of a kitchen, living, dining area in an open plan space, 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 en...

### Property Info

### Plot / Area Info

### Additional info

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

Reference Number **53382**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**

### Amenities

### Location

- Gym

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

**Price: €217 000 + VAT**

VAT for this property is **€10,850** or **€41,230**. 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>€6 781.00/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>
Phone: +35724003723			

**Price change history**

€217 000 on Oct 16, 2025

