

### 3 Bedroom Apartment for Sale in Larnaca District

Top Floor, large three-bedrooms apartment for sale in Larnaca City Center next to Phoinikoudes promenade. Great location, as all amenities, such as Greek and English schools, major supermarkets, entertainment and sporting facilities, are within close proximity. Centrally located, 450m from Phoinikoudes promenade and 1 km 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.



Apartment for sale in Larnaca city Center. The property consists of a separate kitchen with living and dining area, a main bahtroom with wc, three bedrooms and a large uncovered balcony.

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Property Info		Plot / Area Info		Additional info	
Covered Area	<b>133</b>	Parking	<b>Covered, Yes</b>	Reference Number	<b>53432</b>
Air Conditioning	<b>All rooms, Yes</b>			Property type	<b>Apartment</b>
				Condition	<b>Pre-Owned</b>
				Bathrooms	<b>1</b>
<b>Amenities</b>		<b>Location</b>			
• Balcony		Region: <b>Larnaca</b>			
		Coordinates: <b>34.916105 / 33.634925</b>			

## Price: €510 000 + VAT

VAT for this property is **€25,500** or **€96,900**. 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>~€17 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 835.00/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

€510 000 on Oct 22, 2025





