

## 3 Bedroom Apartment for Sale in Larnaca

Located in the heart of Larnaca, the development is only a 5 minute drive from some of the best south coast beaches as Mackenzie and Finikoudes, as well as from the new mall, offering a very practical and convenient home. The surrounding quiet residential neighborhood creates a safe and enjoyable living environment with private schools, supermarkets and other amenities being at a very close proximity. The location also offers immediate access to the highway. The Project has EPC certificate with "A" Energy Efficiency Rating. 

### Property Info

Covered Area **130**  
Covered Veranda **24**

### Plot / Area Info

### Additional info

Reference Number **T057-101**  
Property type **Apartment**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Larnaca                      Region: **Larnaca**  
**Coordinates:** **34.91555 / 33.61969**

**Price: €330 000 + VAT**

VAT for this property is **€16,500** or **€62,700**. 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>~€9 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 538.00/m<sup>2</sup></b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725059360, +35797544416</b>			

**Price change history**

€330 000 on Dec 18, 2025



