

### 3 Bedroom Apartment for Sale in Larnaca District

Sea Front, Three Bedroom Flat in Phoinikoudes, in the Heart of Larnaca Center. Close to amenities which include Greek and English Schools, sporting facilities, municipal park with library and theater. 5 minutes walking distance to the beach, Larnaca Marina and the promenade. A 5-minute drive to Larnaca International Airport.



Super luxury apartment for sale in Phoinikoudes beach. Situated on the 8th floor, this fully renovated and luxury-designed residence offers unobstructed panoramic sea views and an unparalleled living experience just steps away from the beach and all amenities.

It consists of an open plan kitchen-living-dining area, three bedrooms-master bedroom is en sui...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area **140**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Pool **Yes**  
 Parking **Covered, Yes**

Reference Number **55070**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**  
 View **Sea view**

#### Amenities

#### Location

- Gym

Region: **Larnaca**  
 Coordinates: **34.915432794981 / 33.638006864288**

## Price: €1 725 000 + VAT

VAT for this property is **€86,250** or **€327,750**. 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>~€65 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€12 321.00/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: <b>+35724003723</b>			

## Price change history

€1 725 000 on Feb 26, 2026













