


### 3 Bedroom Apartment for Sale in Larnaca District

Ground Floor, 3 Bedroom Apartment with Large Veranda in the Port area, Larnaca. Very close to the harbour, Larnaca Town Centre, the beach, and the New Marina. Close to all amenities including supermarkets, bank, shops, schools, medical facilities, etc. Easy access to Larnaca, Ayia Napa, Nicosia motorway. 

Apartment for sale in the Port area. The apartment is partially furnished and consists of living room, separate kitchen with dining area, three bedrooms, bathroom, shower room, covered and uncovered veranda. The apartment has a/c units and central heating. Uncovered parking space also available.

The property has internal covered area of 93 sqm, covered veranda of 17 sqm and ...

#### Property Info

Covered Area  
Heating  
Air Conditioning

**93**  
**Central Heating, Yes**  
**All rooms, Yes**

#### Plot / Area Info

Parking

**Uncovered, Yes**

#### Additional info

Reference Number **55163**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **2**

#### Amenities

- Elevator

#### Location

Region: **Larnaca**  
Coordinates: **34.927805678102 / 33.632618498131**

## Price: €230 000 + VAT

VAT for this property is **€11,500** or **€43,700**. 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>~€5 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 473.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€230 000 on Mar 5, 2026





