

## 1 Bedroom Apartment for Sale in Larnaca District

Nestled in the central neighbourhood of Larnaca, this modern development offers stylish apartments and penthouses that exude elegance and sophistication. The project is characterised by a prime location that provides residents with easy access to the Blue Flag beaches and all urban amenities, including malls, supermarkets, schools, dining venues, cinema, and more.

The remarkable architecture of the building seamlessly integrates with the surrounding area, forming a distinctive yet harmonious visual appeal. Each apartment features an open-plan layout enhanced by expansive covered verandas, offering stunning city views. Large double-glazing windows invite abundant natural light, creat...



### Property Info Plot / Area Info

Covered Area **69**

### Additional info

Reference Number **f1501**

Property type **Apartment**

Condition **Brand New**

Construction Year **2026**

Bathrooms **1**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.9187 / 33.6056**

**Price: €194 000 + VAT**

VAT for this property is **€9,700** or **€36,860**. 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>€2 812.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€166 000 on Mar 9, 2024  
€176 000 on Aug 10, 2024  
€179 000 on Jan 10, 2025  
€194 000 on Jul 5, 2025







