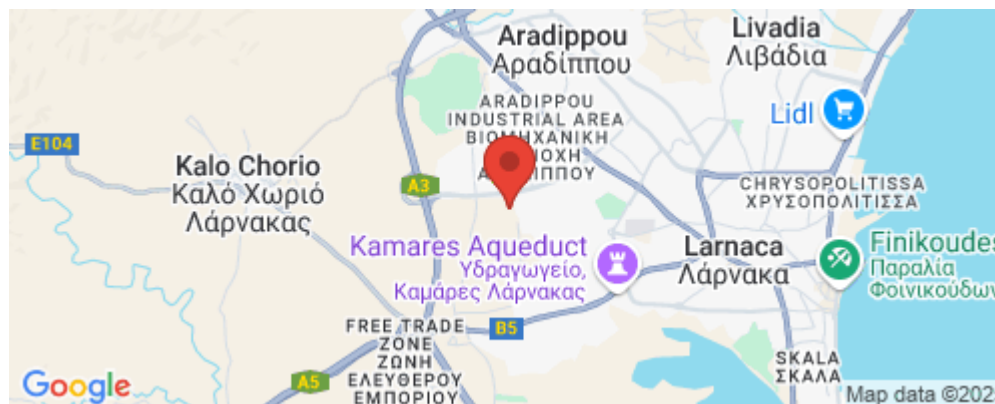


## 2 Bedroom Apartment for Sale in Larnaca District

Explore an exquisite new project in the serene and picturesque neighbourhood of Vergina, one of the most popular areas in Larnaca. This development offers the perfect combination of tranquility and convenience, making it the ideal choice for comfortable and modern living. Located close to the renowned Metropolis Mall, this project provides residents with easy access to a variety of shopping, dining and entertainment venues. Beautiful sandy beaches and the vibrant city center are just a short drive away. Families with children will appreciate the proximity to schools, after-school clubs, educational facilities, and athletic centers.

The contemporary three-story building showcas...



### Property Info

### Plot / Area Info

Covered Area **104**

### Additional info

Reference Number **f1403**

Property type **Apartment**

Condition **Brand New**

Construction Year **2025**

Bathrooms **2**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.9254 / 33.5819**

## Price: €255 000 + VAT

VAT for this property is **€12,750** or **€48,450**. 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>€2 452.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€245 000 on Mar 9, 2024  
 €265 000 on Apr 5, 2024  
 €270 000 on Apr 15, 2024  
 €260 000 on Sep 29, 2024  
 €250 000 on Feb 15, 2025  
 €240 000 on Apr 17, 2025  
 €265 000 on May 15, 2025  
 €255 000 on Jul 4, 2025





