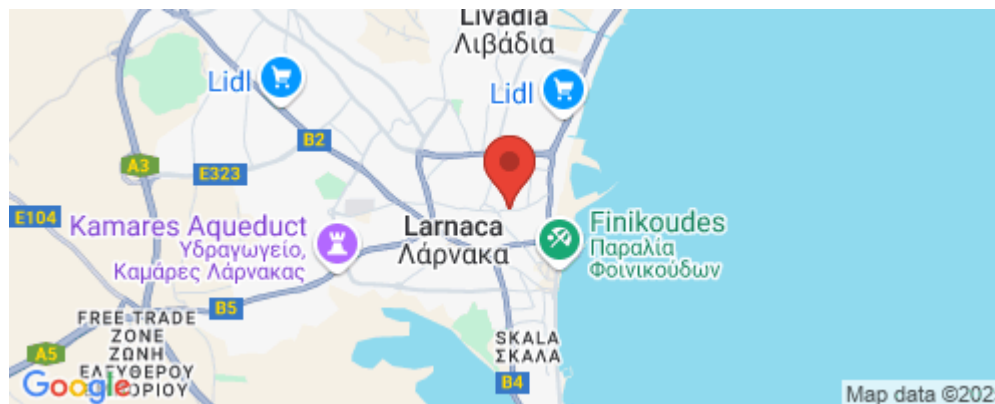


## 2 Bedroom Apartment for Sale in Larnaca District

Discover this exclusive apartment complex ideally located in the heart of Larnaca, just a few metres from the prestigious American Academy and a short walk from the vibrant Finikoudes promenade with its many shops, restaurants and cosy cafeterias.

This superb project features only five whole-floor apartments, ensuring a comfortable and private living experience for its residents. Each apartment boasts two spacious bedrooms with en-suite bathrooms, an open-plan kitchen, and a living room. The top-floor apartment on the fifth floor offers a special treat with an additional rooftop terrace providing panoramic sea views, making it an ideal spot to relax and unwind. Conveniently ne...



### Property Info

### Plot / Area Info

Covered Area **113**

### Additional info

Reference Number **99104**  
Property type **Apartment**  
Condition **Brand New**  
Construction Year **2025**  
Bathrooms **2**

### Amenities

### Location

Region: **Larnaca**  
Coordinates: **34.9224 / 33.6298**

**Price: €370 000 + VAT**

VAT for this property is **€18,500** or **€70,300**. 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>€3 274.00/m<sup>2</sup></b>		

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

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License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
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**Price change history**

€370 000 on Mar 9, 2024  
€360 000 on Aug 25, 2024  
€350 000 on Feb 16, 2025  
€370 000 on Apr 9, 2025





