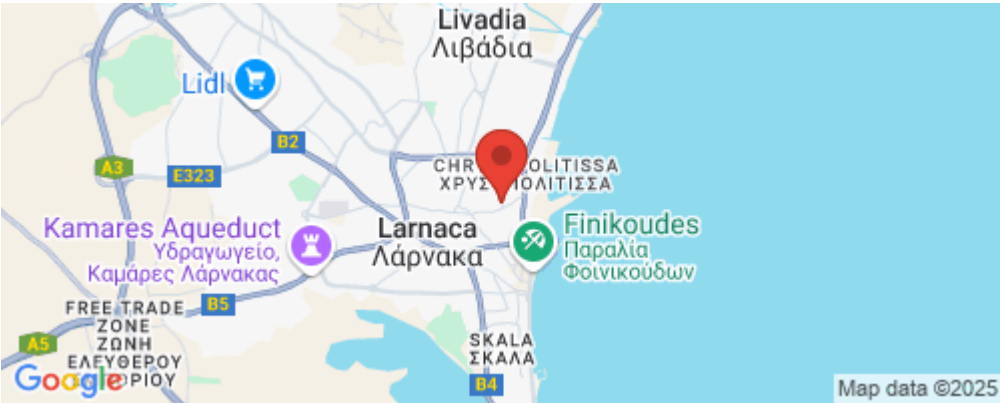


2 Bedroom Apartment for Sale in Larnaca District

Discover the ideal blend of comfort and convenience in this exclusive development located in the heart of Larnaca. Set in a tranquil residential area, this property provides easy access to all urban amenities such as shops, supermarkets, schools, and kindergartens, ensuring a well-connected lifestyle. The renowned Finikoudes Promenade, with its diverse dining and entertainment options, along with stunning sandy beaches, is just five minutes away.

Explore a modern project that showcases meticulously crafted apartments for an exceptional urban lifestyle. The five-storey building consists of spacious 2-bedroom apartments and penthouses, each boasting well-thought-out layouts, high-qual...



| Property Info | Plot / Area Info               | Additional info  |           |
|---------------|--------------------------------|------------------|-----------|
| Covered Area  | 99                             | Reference Number | f6208     |
|               |                                | Property type    | Apartment |
|               |                                | Bathrooms        | 2         |
| Amenities     | Location                       |                  |           |
|               | Region: Larnaca                |                  |           |
|               | Coordinates: 34.9236 / 33.6328 |                  |           |

**Price: €415 000 + VAT**

VAT for this property is **€20,750** or **€78,850**. 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>~€13 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 192.00/m<sup>2</sup></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**

€350 000 on Apr 5, 2024  
€395 000 on Apr 11, 2024  
€415 000 on Nov 27, 2024

