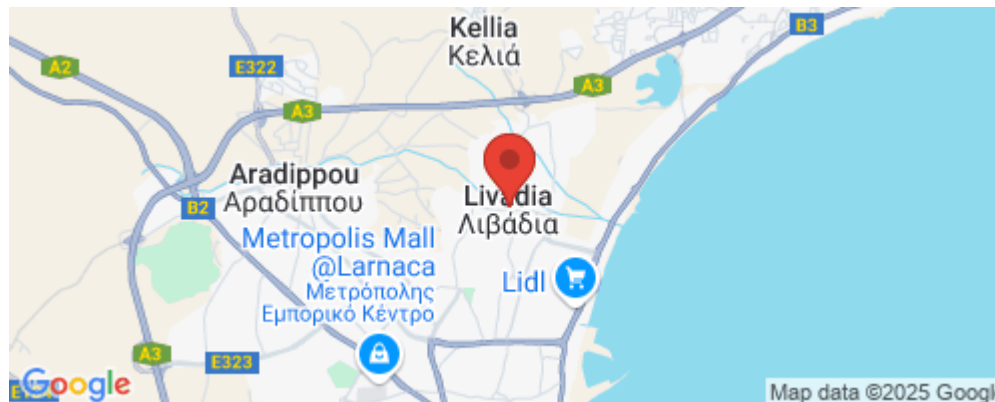


## 2 Bedroom Apartment for Sale in Larnaca District

Embrace the future of comfortable and stylish living with this exceptional 2-bedroom apartment in Leivadia. Boasting a spacious 83 sq.m. of modern design and elegant finishes, this apartment defines contemporary living at its best.



Situated in an under-construction building, this property allows you to tailor it to your preferences, making it truly your own. The apartment features 3 bathrooms, providing ultimate convenience for your daily routines.

With an energy certificate of A, you can relish in an eco-friendly and energy-efficient living space, contributing to a sustainable lifestyle. This property in Leivadia promises a serene and harmonious living environment.

D...

### Property Info

|                   |           |
|-------------------|-----------|
| Covered Area      | <b>83</b> |
| Floor Number      | <b>1</b>  |
| Energy Efficiency | <b>A</b>  |

### Plot / Area Info

|         |            |
|---------|------------|
| Parking | <b>Yes</b> |
|---------|------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>893816</b>    |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

### Location

Region: **Larnaca**  
 Coordinates: **34.9492765 / 33.6277272**

## Price: €285 000 + VAT

VAT for this property is **€14,250** or **€54,150**. 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>~€8 000.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 434.00/m<sup>2</sup></b> |                 |             |

## Representative: Century 21

|                            |              |            |                       |
|----------------------------|--------------|------------|-----------------------|
| Registration number        | <b>1141</b>  | Email      | <b>info@c21cy.com</b> |
| License number             | <b>110/E</b> | Legal name | <b>N/A</b>            |
| Phone: <b>+35725267979</b> |              |            |                       |

## Price change history

€265 000 on May 3, 2024  
 €285 000 on Oct 18, 2024

