

## 2 Bedroom Apartment for Sale in Larnaca District

A new project located in the heart of Larnaca and is only a 15 minute drive to Phinikoudes promenade and the beach. It is a 4 storey development comprising 8 units.

### Key Features

- Energy Efficiency Certificate A
- Superb architecture
- Modern sized windows, providing stunning views
- Impressive designed entrance with the special features which stand out
- Video intercom system
- Covered parking for all apartments

### AVAILABILITY

Apartment 2nd floor

Internal area 82 sq.m.  
 Covered veranda 18 sq.m.  
 Back veranda 11 sq.m.

Delivery date: December 2025

### Property Info

### Plot / Area Info

Covered Area **106**

### Additional info

Reference Number	<b>48323</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

### Location

Apr 5, 2025

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<https://index.cy/sale/3194930>

Region: **Larnaca**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>€3 019.00/m<sup>2</sup></b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>

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## Price change history

€350 000 on May 24, 2024

€320 000 on Nov 30, 2024



