

## 2 Bedroom Apartment for Sale in Larnaca

Reference ID: #SA32080 Price details: €335,000 +VATA 3-storey building, with minimal design, high quality materials and high-end finishing. Consisting 1 & 2 bedroom of spacious apartments in the heart of new developed Metropolis Mall area. A Unique project with attractive prices, offering a modern living experience ideal for families with children close to schools, shops, restaurants and cafes and easy Access to Highways leading to Nicosia, Limassol & Famagusta Available for sale two 2-bedroom penthouse apartments Covered area: 83-85 sq.m. Covered veranda: 13-16 sq.m. Roof garden: 36-54 sq.m. Prices: €335,000-€345,000 Completion Date: June 2026 PLUS V.A.T



### Property Info

Covered Area **96**  
Covered Veranda **16**  
Floor Number **3**

### Plot / Area Info

Pool **No**  
Parking **Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**SA32080**  
**Apartment**  
**Under Construction**  
**2026**  
**2**

### Amenities

### Location

**Location:** Larnaca  
**Coordinates:** **34.927813747123 / 33.603215327205**

Region: **Larnaca**

## Price: €335 000 + VAT

VAT for this property is **€16,750** or **€63,650**. 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>€3 490.00/m²</b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€350 000 on Sep 27, 2024  
 €335 000 on Apr 15, 2025





