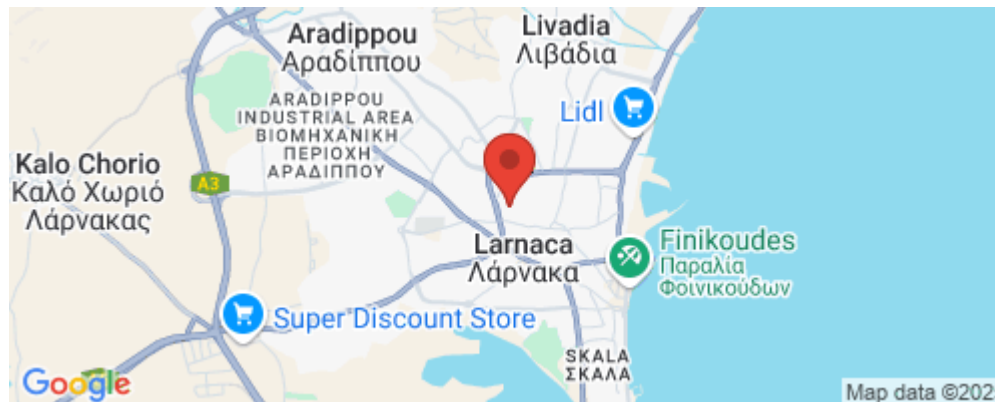


## 2 Bedroom Apartment for Sale in Larnaca

Reference ID: #SA32068 Price details: €245,000 +VAT This amazing residential project of 2 blocks is in a residential highly desirable area in Larnaca situated on a corner plot. It is a fourth-floor building with modern design and is composed of spacious apartments with sea view and penthouses with spacious verandas and large terraces. The building has a COMMON POOL for adults and a common pool for children. In addition, a FITNESS CENTER will offer you the quality you asked for and a healthy living. Available for sale ten 2-bedroom apartments. Covered area: 79-82 sq.m. Covered veranda: 17-28 sq.m. Prices: €245,000-€275,000 Completion Date: May 2027 PLUS V.A.T



### Property Info

Covered Area **110**  
Covered Veranda **20**  
Floor Number **1**

### Plot / Area Info

Pool **Common, Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **SA32068**  
Property type **Apartment**  
Condition **Under Construction**  
Construction Year **2027**  
Bathrooms **2**

### Amenities

### Location

**Location:** Larnaca  
**Coordinates:** **34.925386210369 / 33.617785690529**

Region: **Larnaca**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>€2 227.00/m<sup>2</sup></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

€230 000 on Sep 27, 2024

€239 000 on Nov 9, 2024

€245 000 on Apr 15, 2025





