

## 2 Bedroom Apartment for Sale in Larnaca District

Reference ID: #SA35660 Price details: €415,000 +VAT Project located in the heart of Larnaca, specifically in Downtown area. Located in the heart of Larnaca at only 4 minutes from the famous Ermou street and 5 minutes from Finikoudes beach, the project is surely an added value to the town of Larnaca. This Five-Floor building will include 2-Bedroom apartments and penthouses with roof terraces. Available for sale two 2-bedroom penthouse apartments. Covered area: 88 sq.m. Covered veranda: 11-13 sq.m. Roof garden: 51-54 sq.m. PLUS V.A.T ☒

### Property Info      Plot / Area Info

Covered Area **99**

Floor Number **5**

### Additional info

Reference Number **SA35660**  
Property type **Apartment**  
Condition **Under Construction**  
Construction Year **2026**  
Bathrooms **2**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.92156725488 / 33.631008423049**

## 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 Price per SQM	<b>None</b> <b>€4 192.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

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## Price change history

€415 000 on Dec 20, 2024

