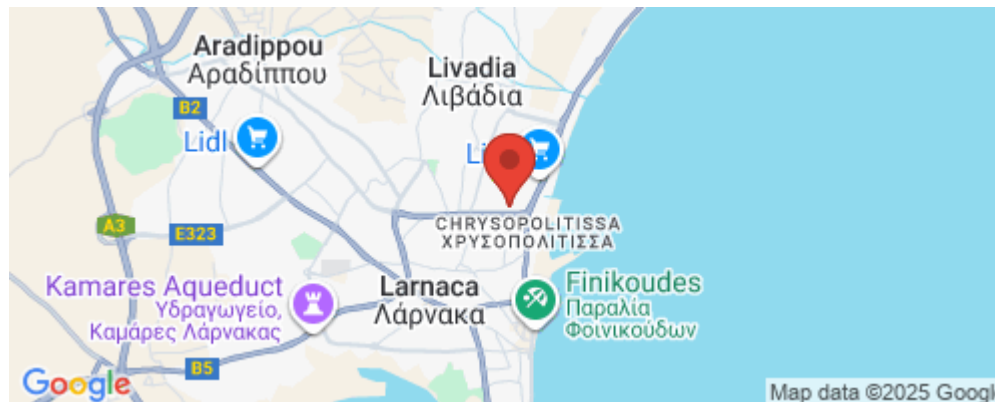


## 2 Bedroom Apartment for Sale in Larnaca District

This remarkable 2 bedroom apartment is situated in an exclusive and prestigious area near the captivating New Larnaca Marina, offering a harmonious blend of coastal living and urban convenience. Residents of the complex will enjoy easy access to both the bustling city center and the beautiful Finikoudes beach.

Comprising two blocks, the project presents cozy 1-2 bedroom apartments, thoughtfully designed with spacious and contemporary living areas. The top floor apartments offer individual private and luxurious roof gardens, providing panoramic views of the charming neighborhood. On the ground floor, each apartment includes one parking space and a convenient storage room.

Nestl...



### Property Info

### Plot / Area Info

Covered Area **102**

### Additional info

Reference Number **95912**

Property type **Apartment**

Construction Year **2025**

Bathrooms **2**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.9312 / 33.6338**

## Price: €315 000 + VAT

VAT for this property is **€15,750** or **€59,850**. 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	<b>~€9 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 088.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
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## Price change history

€305 000 on Jan 13, 2025  
 €315 000 on Feb 22, 2025









