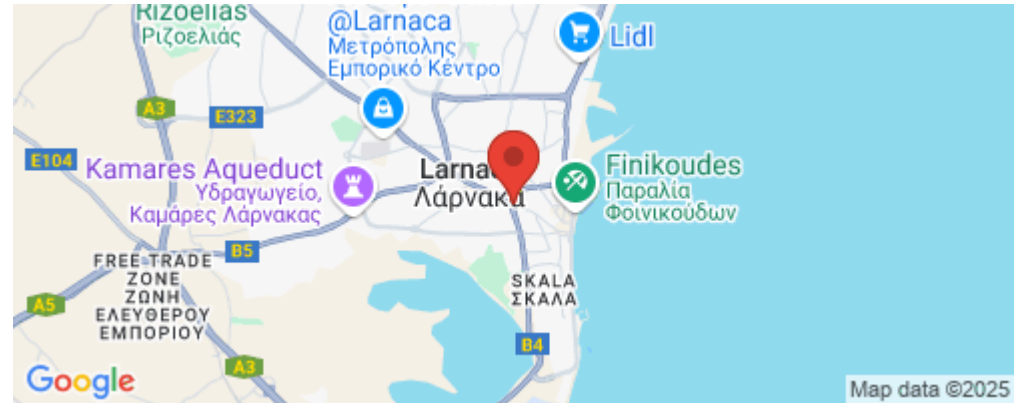


## 2 Bedroom Apartment for Sale in Larnaca District

Set in a tranquil neighborhood of Larnaca, this sophisticated residential project offers a harmonious blend of peace and urban convenience. Located within walking distance of schools, shops, supermarkets, and restaurants, and with easy access to the city center and stunning beaches, it provides the perfect setting for families and professionals seeking an enriched lifestyle.

The development features impeccably designed two-bedroom apartments, each with two bathrooms and spacious contemporary interiors. These residences boast a sleek modern aesthetic, complemented by premium Italian ceramic finishes, elegant glass-fronted balconies, and thoughtful layouts that optimize space while se...



### Property Info

### Plot / Area Info

Covered Area **100**

### Additional info

Reference Number **f17205**

Property type **Apartment**

Construction Year **2027**

Bathrooms **1**

### Amenities

### Location

Region: **Larnaca**

Coordinates: **34.9151 / 33.6278**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 500.00/m<sup>2</sup></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>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€350 000 on Jan 27, 2025

