# 2 Bedroom Apartment for Sale in Larnaca District

The Residence features five elegant buildings that showcase modern design and functionality, harmoniously integrated into the surrounding landscape.

The highlight of the residence is the rooftop terrace on the last floor, exclusively accessible to last floor residents, providing breathtaking views of the city skyline and a serene space for relaxation or social gatherings.

The project prioritizes convenience with secure parking facilities and private caves for storage.
Additionally, the surroundings are adorned with carefully landscaped areas, creating a peaceful and green environment for residents to enjoy.

## Property Info

| | |
|---|---|
| Covered Area | **98** |
| Covered Veranda | **22** |
| Uncovered Veranda | **10** |
| Floor Number | **3** |
| Total Number of Floors | **4** |

## Plot / Area Info

| | |
|---|---|
| Parking | **Covered, Yes** |

## Additional info

| | |
|---|---|
| Reference Number | **3755** |
| Property type | **Apartment** |
| Condition | **Under Construction** |
| Bathrooms | **2** |

## Amenities

• Parking

## Location

Region: **Larnaca**
Coordinates: **34.938085411927 / 33.631929192106**

# 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 | **Excluded** | Title transfer fee<br>Price per SQM | **None**<br>**€2 500.00/m²** | Common expenses | **None** |
|---|---|---|---|---|---|

## Representative: RealDeal Estates

| Registration number | **1311** | Email | **info@realdeal.cy** |
|---|---|---|---|
| License number | **347/E** | Legal name | **Esperia Estates (Limassol-Paphos) Limited** |

Phone: **+35725255505, +35794001333**

## Price change history

€245 000 on Apr 10, 2025