

## 2 Bedroom Apartment for Sale in Larnaca District

A modern project located in central residential areas of Larnaca. It is surrounded by shops, amenities, banks, grocery shops, restaurants, banks, retail shops and more. All of them within walking distance. Larnaca Marina, Land of Tomorrow, Phinikoudes Tourist area and Metropolis Mall is just 5 minutes drive away from the project.

The project consists of 29 units in total. This beautiful complex has a swimming pool exclusively for the owners.

### AVAILABILITY

Apartment 4th floor

Internal area 82,8 sq.m.

Covered veranda 27,4 sq.m.

Roof garden 70,1 sq.m.

Apartment 4th floor

Internal area 79,3 sq.m.

Covered veranda 17,7 sq.m.

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Property Info		Plot / Area Info		Additional info	
Covered Area	<b>110</b>	Pool	<b>Private, Yes</b>	Reference Number	<b>57480</b>
				Property type	<b>Apartment</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2027</b>
				Bathrooms	<b>3</b>
<b>Amenities</b>				<b>Location</b>	
• Roof Garden				Region: <b>Larnaca</b>	

## Price: €325 000 + VAT

VAT for this property is **€16,250** or **€61,750**. 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>€2 955.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€325 000 on Apr 12, 2025





