

## 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. Roof g...

Property Info		Plot / Area	a Info	Additional info	
				Reference Number	57480
				Property type	Apartment
Covered Area	110	Pool	Private, Yes	Condition	<b>Under Construction</b>
				Construction Year	2027
				Bathrooms	3
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**Amenities** Location

• Roof Garden Region: **Larnaca** 



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	Excluded	Title transfer fee	None	Common ovnences	None
		Price per SQM	€2 955.00/m <sup>2</sup>	Common expenses	None

## **Representative: 1st Class Homes**

Registration number	690	Email	info@1stclass-homes.com
License number	367/E	Legal	KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES
License number	307/L	name	SERVICES LTD

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## **Price change history**

€325 000 on Apr 12, 2025









