

## 2 Bedroom Apartment for Sale in Larnaca District

Modern Whole-Floor Apartments with Sea Views in Central Larnaca

Set in the vibrant heart of Larnaca, this contemporary residential development presents seven single-floor luxury apartments, offering residents a tranquil urban retreat with uninterrupted sea views and smart design. This boutique project perfectly balances modern aesthetics with everyday practicality, making it an ideal choice for both homeownership and investment.

### Property Details

- Apartments: 7 exclusive whole-floor units
- Design: Contemporary open-plan layouts
- Bedrooms: Spacious configurations for modern living
- Private Parking: Allocated covered parking s...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>107</b> |
| Covered Veranda        | <b>25</b>  |
| Floor Number           | <b>3</b>   |
| Total Number of Floors | <b>7</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Parking **Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>236393</b>    |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |
| View             | <b>Sea view</b>  |

### Amenities

- Elevator

### Location

Region: **Larnaca**

## Price: €390 000 + VAT

VAT for this property is **€19,500** or **€74,100**. 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>~€12 200.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 645.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€390 000 on Apr 16, 2025

