

## 2 Bedroom Apartment for Sale in Larnaca District

Ideally positioned in the city of Larnaca, this luxury complex comprises three floors with a total of 5 meticulously designed two and three-bedroom apartments. It showcases a modern architectural marvel that seamlessly blends visionary design with opulent interiors, redefining contemporary living.



The building's style blends glass, steel, wood, and concrete, creating a unique urban oasis. Each apartment offers spacious layouts, creative use of space, and sun-drenched interiors thanks to generously-sized verandas with glass fronts.

### ALL PROPERTIES BENEFIT FROM:

- Energy-efficient class A certificate
- Shared electricity with net metering photovoltaic system

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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>€2 596.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€230 000 on Apr 23, 2025  
 €270 000 on Oct 2, 2025

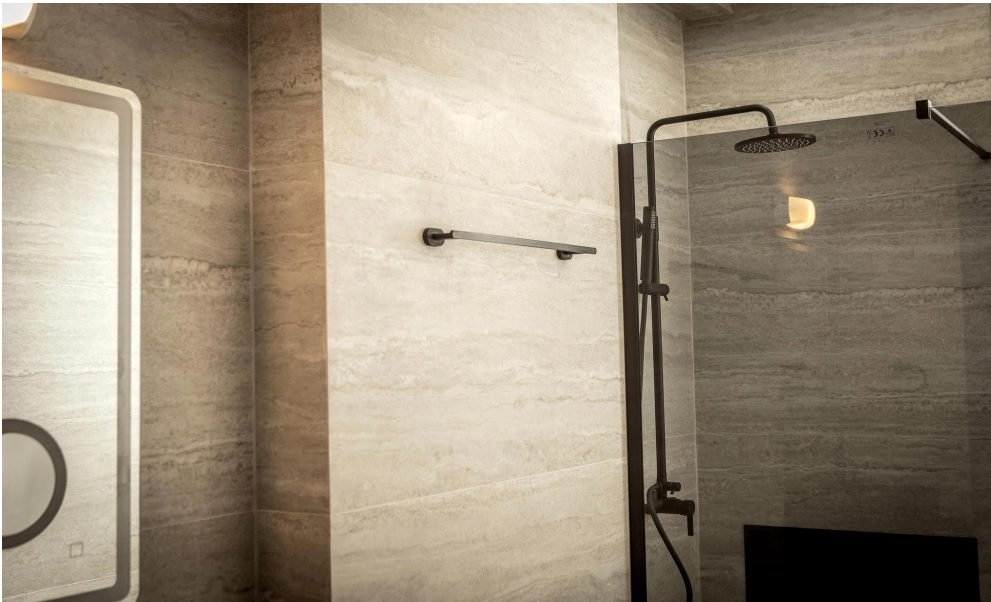
















## FIRST FLOOR



**Apartment 102**  
80m² covered living area  
33m² veranda area  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking

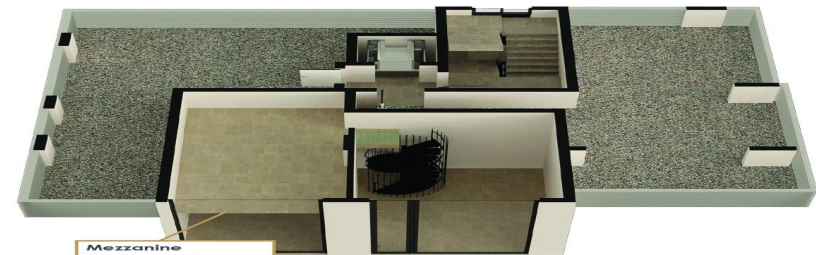
**Apartment 101**  
83.5m² covered living area  
20m² veranda area  
2 bedrooms  
2 bathrooms (1 en-suite)  
1 parking

## FLOOR PLANS

## GROUND FLOOR & MEZZANINE



**Commercial Unit**  
45m² covered area



**Mezzanine**  
29m² covered area