

## 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/m<sup>2</sup></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>
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## Price change history

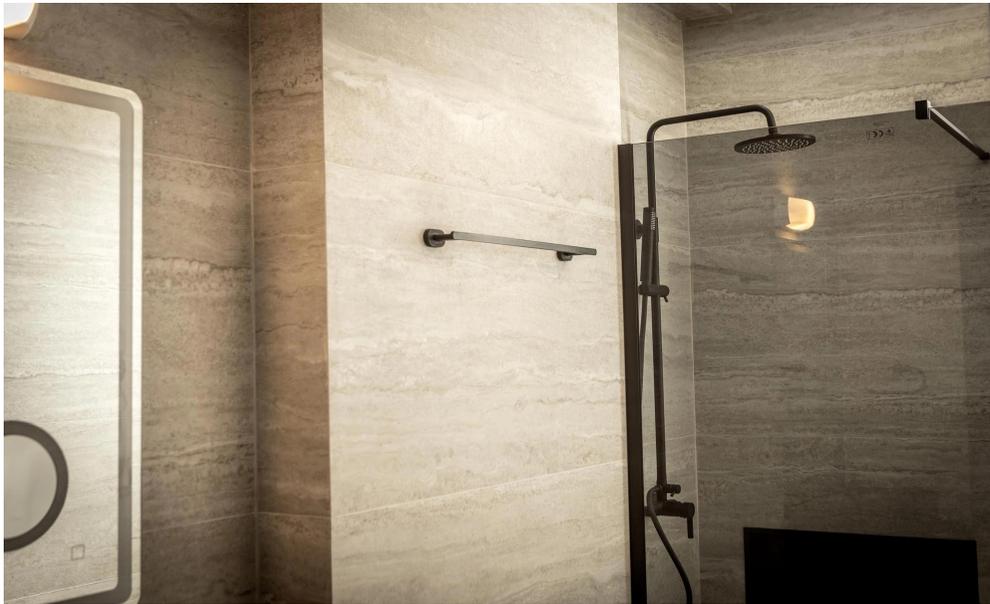
€230 000 on Apr 23, 2025

€270 000 on Oct 2, 2025











**FIRST FLOOR**



**Apartment 102**  
 80m<sup>2</sup> covered living area  
 33m<sup>2</sup> veranda area  
 2 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking

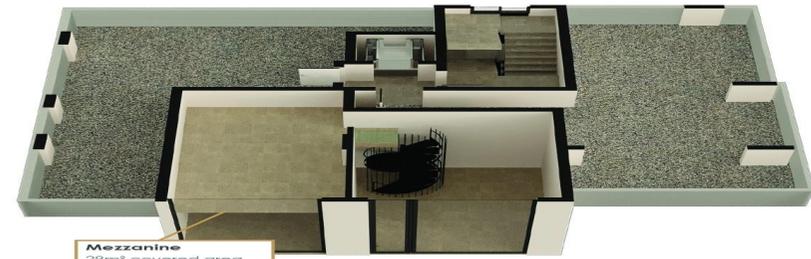
**Apartment 101**  
 83.5m<sup>2</sup> covered living area  
 20m<sup>2</sup> veranda area  
 2 bedrooms  
 2 bathrooms (1 en-suite)  
 1 parking

**FLOOR PLANS**

**GROUND FLOOR & MEZZANINE**



**Commercial Unit**  
 45m<sup>2</sup> covered area



**Mezzanine**  
 29m<sup>2</sup> covered area