

## 2 Bedroom Apartment for Sale in Larnaca District

A new gated complex in the city center of Larnaca. The complex is conveniently located within walking distance of the historical center of Larnaca, which provides easy access to the rich heritage of the city.

The complex has an exclusive wellness facilities.

### Key Features

High-quality finishing materials

Water underfloor heating

Air conditioning

Built-in kitchens and wardrobes

Electric towel rails

Floor to ceiling window

Italian furniture

SPA center and gym

Common swimming pool

Underground parking

Gated complex

Energy class A

### AVAILABILITY

Apartments 3rd floor

Internal area 79-80 sq....

### Property Info

Covered Area	<b>99</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Pool **Private, Yes**

### Additional info

Reference Number	<b>53024</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

- Storage room

**Location**

Region: **Larnaca**

## Price: €313 000 + VAT

VAT for this property is **€15,650** or **€59,470**. 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>€3 162.00/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

€313 000 on Apr 26, 2025







