

## 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
Undeground parking
Gated complex
Energy class A

AVAILABILITY

Apartments 3rd floor

Internal area 79-80 sq....

Property Info		Plot / Area	a Info	Additional info		
				Reference Number	53024	
Covered Area	99			Property type	Apartment	
Heating	Yes	Pool	Private, Yes	Condition	<b>Under Construction</b>	
Air Conditioning	Yes			Construction Year	2026	
				Bathrooms	2	



• 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	Excluded	Title transfer fee N	None		None
		Price per SQM €	E3 162.00/m <sup>2</sup>	Common expenses	None

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

Registration number	690	Email	info@1stclass-homes.com
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## **Price change history**

€313 000 on Apr 26, 2025











