

## 2 Bedroom Apartment for Sale in Larnaca - City Center

Reference ID: #SA36423  
Price details: €388,500 +VAT  
Project offers a sleek design across 4 floors with 10 apartments, with 1, 2, and 3-bedroom apartments available. Each apartment blends style and functionality. Plus, enjoy hassle-free parking for your vehicles, ensuring both security and convenience. Current Status: Construction has started  
Expected Delivery Date: April 2026  
10 minutes' walk from the beach and restaurants of Finikoudes  
10 minute walk from the shopping and restaurants of Ermou  
Available for sale one 2-bedroom penthouse apartment. Covered area: 114 sq.m. Roof garden: 50 sq.m. PLUS V.A.T

Property Info	Plot / Area Info	Additional info
Covered Area <b>114</b>		Reference Number <b>SA36423</b>
Floor Number <b>4</b>		Property type <b>Apartment</b>
		Condition <b>Under Construction</b>
		Construction Year <b>2026</b>
		Bathrooms <b>2</b>
Amenities	Location	
	<b>Location:</b> Larnaca - City Center Coordinates: <b>34.91013112603 / 33.62810301357</b>	Region: <b>Larnaca</b>

## Price: €388 500 + VAT

VAT for this property is **€19,425** or **€73,815**. 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 Price per SQM	<b>None</b> <b>€3 408.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€388 500 on May 1, 2025

