

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

Reference ID: #SA36422  
Price details: €286,650 +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 three 2-bedroom apartments.  
Price: €286,650-€291,900  
Covered area: 89-91 sq.m. PLUS V.A.T



### Property Info    Plot / Area Info

Covered Area **89**

Floor Number **1**

### Additional info

Reference Number **SA36422**  
Property type **Apartment**  
Condition **Under Construction**  
Construction Year **2026**  
Bathrooms **2**

### Amenities    Location

**Location:** Larnaca - City Center

Region: **Larnaca**

Coordinates: **34.910059073638 / 33.628067474301**

## Price: €286 650 + VAT

VAT for this property is **€14,333** or **€54,464**. 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>€3 221.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---	-----------------	-------------

## 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

€286 650 on May 1, 2025

