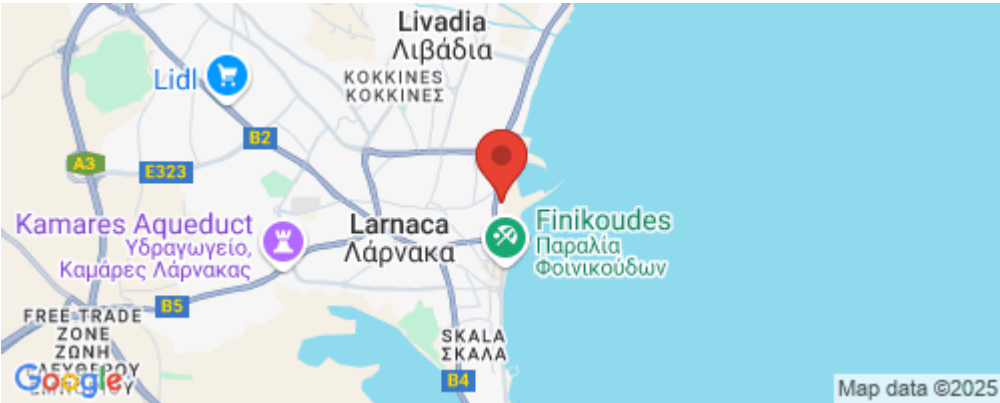


2 Bedroom Apartment for Sale in Larnaca District

Listing is for a Two Bedroom Apartment located on the Second Floor.



This mid-rise apartment building is designed for those who share similar values and cultural ideas, and aims to deliver a calm environment for residents to enjoy and embrace. Strategically positioned to overlook the new port and marina along Larnaca’s waterfront it is only steps from some of the finest restaurants and shopping that the city has to offer.

The building’s facade deliberately imitates the ever-changing surface of the sea with its undulating curves, dips and peaks so that the overall effect is one of not only adapting to the surroundings but of actually contributing by adding a new...

Property Info

|                  |                         |
|------------------|-------------------------|
| Covered Area     | 75                      |
| Heating          | Underfloor Heating, Yes |
| Air Conditioning | All rooms, Yes          |

Plot / Area Info

|         |                |
|---------|----------------|
| Parking | Uncovered, Yes |
|---------|----------------|

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | 13707     |
| Property type    | Apartment |
| Condition        | Pre-Owned |
| Bathrooms        | 2         |
| View             | Sea view  |

Amenities

Location



- Balcony

Region: **Larnaca**

Coordinates: **34.923097839012 / 33.637731967483**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>~€18 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 333.00/m²</b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
| Phone: +35723811058 |              |            |                                    |

## Price change history

€550 000 on May 2, 2025

