

## 2 Bedroom Apartment for Sale in Larnaca District

A new project located in the heart of Larnaca, specifically in Downtown area.  
The project consists of 2-Bedroom apartments with a modern and luxurious design.

2 bedroom apartments  
5 minutes to Larnaca Downtown  
5 minutes to Finikoudes Beach  
Energy class pending

AVAILABILITY  
Apartment 2nd floor

Internal area 88 sq.m.  
Covered veranda 13-14 sq.m.

There are more apartments available in this project.

### Property Info

### Plot / Area Info

Covered Area **104**

### Amenities

- Storage room

### Location

Region: **Larnaca**

### Additional info

Reference Number	<b>49456</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>€2 885.00/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>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€300 000 on May 7, 2025







## 1<sup>ST</sup> FLOOR

**101** ▶  
2 Bedrooms  
2 Bathrooms  
88 SQM Internal Area  
17 SQM Covered Veranda



◀ **102**  
2 Bedrooms  
2 Bathrooms  
88.5 SQM Internal Area  
17 SQM Covered Veranda

## 2<sup>ND</sup> FLOOR

**201** ▶  
2 Bedrooms  
2 Bathrooms  
88 SQM Internal Area  
17 SQM Covered Veranda



◀ **202**  
2 Bedrooms  
2 Bathrooms  
88.5 SQM Internal Area  
17 SQM Covered Veranda