


## 2 Bedroom Apartment for Sale in Larnaca District

This beautiful two-bedroom apartment is part of a modern residential project comprising two blocks, located in a highly desirable area just behind the Central Alphamega supermarket in Larnaca, on a corner plot. 

The four-floor building features contemporary design and spacious apartments with sea views, as well as penthouses with large verandas and terraces. Residents have access to excellent shared amenities, including an adult pool, a children's pool, and a fully equipped fitness center, ensuring comfort, quality, and a healthy lifestyle.

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>110</b> |
| Covered Veranda        | <b>28</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>4</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>4728</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |
| View             | <b>Mountains view</b>     |

### Amenities

- Parking

### Location

Region: **Larnaca**  
Coordinates: **34.925129069885 / 33.618013839972**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>€2 227.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€249 000 on May 14, 2025

€245 000 on Dec 19, 2025









