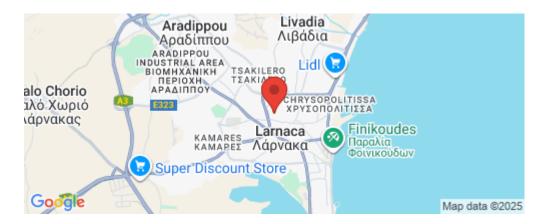


## 2 Bedroom Apartment for Sale in Larnaca District

This amazing residential project of 2 blocks is in a residential highly desirable area just behind CENTRAL ALPHAMEGA supermarket in Larnaca situated on a corner plot.



This it is a fourth-floor building with modern design and is composed of spacious apartments with sea view and penthouses with spacious verandas and large terraces.

The building has a COMMON POOL for adults and a common pool for children. In addition, a FITNESS CENTER will offer you the quality you asked for and a healthy living.

| Property Info          |    | Plot / Area Ir  | nfo                         | Additional info  |                           |
|------------------------|----|-----------------|-----------------------------|------------------|---------------------------|
| Covered Area           | 99 |                 |                             | Reference Number | 4751                      |
| Covered Veranda        | 20 | Pool<br>Parking | Common, Yes<br>Covered, Yes | Property type    | Apartment                 |
| Floor Number           | 4  |                 |                             | Condition        | <b>Under Construction</b> |
| Total Number of Floors | 4  |                 | Covereu, res                | Bathrooms        | 2                         |
| Energy Efficiency      | A  |                 |                             | View             | <b>Mountains view</b>     |

## Amenities Location

• Roof Garden Region: Larnaca

Coordinates: 34.925129069885 / 33.618013839972



**Price: €410 000 + VAT** 

VAT for this property is **€20,500** or **€77,900**. 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 E | Evaluated | Title transfer fee | None                     | Common ovnoncos | None |
|-------|-----------|--------------------|--------------------------|-----------------|------|
|       | Excluded  | Price per SQM      | €4 141.00/m <sup>2</sup> | Common expenses | None |

## **Representative: RealDeal Estates**

| Registration number | 1311  | Email      | info@realdeal.cy                          |
|---------------------|-------|------------|---|
| License number      | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |

Phone: +35725255505, +35794001333

## **Price change history**

€410 000 on May 14, 2025

















