

## 2 Bedroom Apartment for Sale in Larnaca District

A building with three floors, unique design, high quality materials and high-end finishing. X

Consisting 1 & 2 bedroom of spacious apartments with gorgeous view of the surrounding area.

A unique project with attractive prices, ideal for families with children close to schools, shops, restaurants and cafes, other services and easy access to the highway leading to major cities.

- Metropolis Shopping Mall is only 4 min away driving distance.
- Corner Plot
- Strategic Location

| Property Info          |           | Plot / Area Info |                     | Additional info  |
|------------------------|-----------|------------------|---------------------|------------------|
| Covered Area           | <b>96</b> |                  |                     | Reference Number |
| Covered Veranda        | <b>16</b> |                  |                     | <b>4818</b>      |
| Floor Number           | <b>3</b>  | Parking          | <b>Covered, Yes</b> | Property type    |
| Total Number of Floors | <b>3</b>  |                  |                     | Condition        |
| Energy Efficiency      | <b>A</b>  |                  |                     | Bathrooms        |

| Amenities     | Location  |
|---------------|---|
| • Roof Garden | Region: <b>Larnaca</b><br>Coordinates: <b>34.932069279462 / 33.608357911047</b> |

## Price: €290 000 + VAT

VAT for this property is **€14,500** or **€55,100**. 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<br>Price per SQM | <b>None</b><br><b>€3 021.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€315 000 on May 16, 2025

€290 000 on Dec 19, 2025

