

## 2 Bedroom Apartment for Sale in Larnaca District

Located close to St. Raphael area in Larnaca, situated on a corner plot.

This luxurious residential project is a 4-floor building with high quality materials and high-end finishing.

Will consist 1 & 2 bedroom of spacious apartments and penthouse apartments with terraces with amazing view and quiet area.

It is a Unique project with attractive prices, ideal for families and with walking distance to schools, shops, restaurants and cafes.

### Property Info

Covered Area	<b>95</b>
Covered Veranda	<b>15</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number	<b>4823</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

Region: **Larnaca**

Coordinates: **34.925991130351 / 33.616372346878**

## Price: €315 000 + VAT

VAT for this property is **€15,750** or **€59,850**. 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 Price per SQM	<b>None</b> <b>€3 316.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€325 000 on May 16, 2025

€315 000 on Dec 19, 2025



