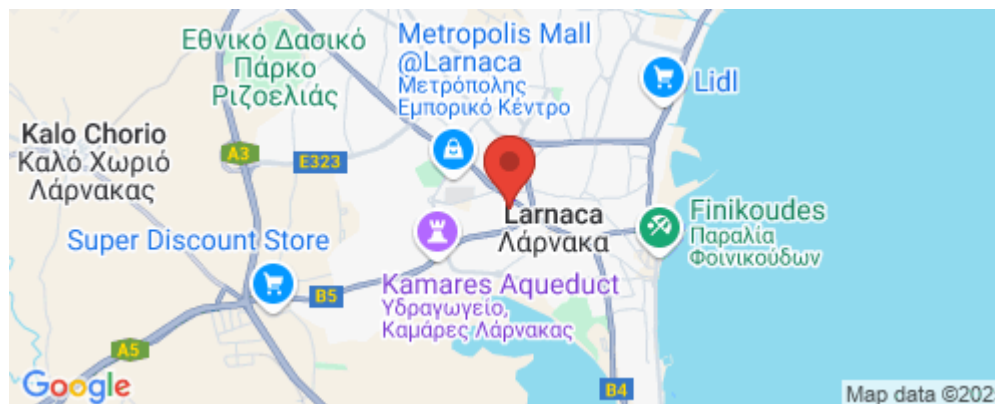


## 2 Bedroom Apartment for Sale in Larnaca District

Listing is for a Two Bedroom Penthouse Apartment located on the Third Floor.



Welcome to this exquisite Two Bedroom Apartment located on the First Floor of a new project featuring nine luxury apartments in the prestigious Ayios Nikolaos area of Larnaca, just minutes away by car from the New Metropolis Mall.

Each apartment in this cutting-edge development boasts exceptional features designed for modern living:

Energy efficiency Class A  
Smart control system with provisions for:

Lights & Dimmer Switches  
Smart TV  
Music Surround System  
Electric Blinds  
Shutter Rolex Blinds  
Oven & Hob  
Air Condition Units

Addition...

### Property Info

Jun 4, 2025

### Plot / Area Info

1/6

### Additional info

<https://index.cy/sale/7487717>

Covered Area **86**  
Air Conditioning **All rooms, Yes**

Parking **Covered, Yes**

Reference Number **18450**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

**Amenities**

- Elevator

**Location**

Region: **Larnaca**  
Coordinates: **34.920872015438 / 33.612583796894**

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>€3 023.00/m²</b>		

## Representative: Purple International Real Estate

Registration number	<b>1052</b>	Email	<b>info@purpleinternational.eu</b>
License number	<b>512/E</b>	Legal name	<b>A.A. Purple Real Estate Ltd</b>
Phone: +35723811058			

## Price change history

€260 000 on May 28, 2025

