

## 2 Bedroom Apartment for Sale in Larnaca - Finikoudes

Set within a luxurious new development that redefines sophistication, this modern 2-bedroom apartment offers a perfect blend of comfort, style, and prime location. Designed for those who appreciate refined urban living, the residence features high-quality finishes, smart layouts, and easy access to everything Larnaca has to offer.



Ideally situated just 350 meters from Ermou Street and 650 meters from the famous Finikoudes Beach, the apartment is surrounded by top restaurants, shops, and cultural landmarks — making it an exceptional choice for both personal use and investment.

### Key Features:

- 2 spacious bedrooms
- Premium-quality finishes throughout<...

### Property Info

Covered Area	<b>94</b>
Covered Veranda	<b>20</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6820</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

**Location:** Larnaca - Finikoudes

Region: **Larnaca**

Coordinates: **34.913560749288 / 33.631135213855**

## Price: €360 000 + VAT

VAT for this property is **€18,000** or **€68,400**. 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>~€11 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 830.00/m<sup>2</sup></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

- €365 000 on Jun 12, 2025
- €375 000 on Oct 4, 2025
- €360 000 on Dec 13, 2025



## 3<sup>RD</sup> FLOOR

**302** ▶  
2 Bedrooms  
2 Bathrooms  
72.2 SQM Internal Area  
20 SQM Covered Veranda



◀ **301**  
2 Bedrooms  
3 Bathrooms  
73.6 SQM Internal Area  
20.5 SQM Covered Veranda