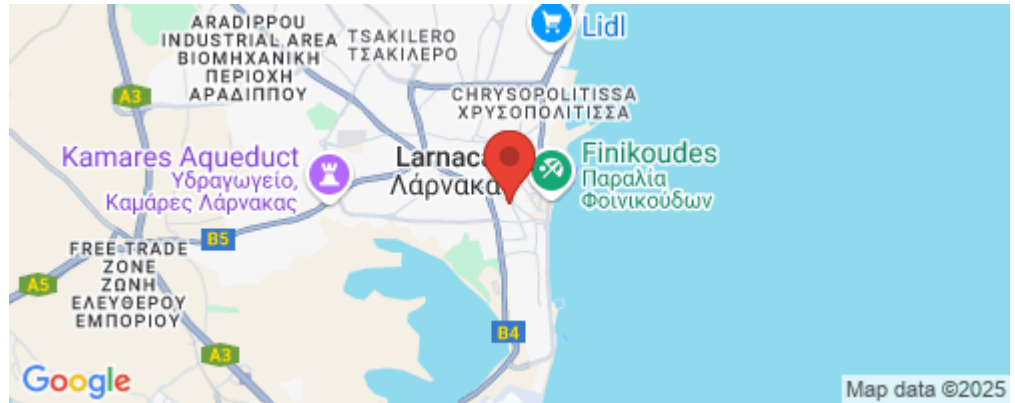


## 2 Bedroom Apartment for Sale in Larnaca - Finikoudes

Located in a prestigious new development that sets a new standard for elegance and sophistication, this 2-bedroom penthouse offers an exceptional lifestyle in the heart of Larnaca. Featuring a spacious private rooftop terrace and a dedicated storage room, this residence is ideal for those seeking comfort, privacy, and premium design.



Just 350 meters from Ermou Street and 650 meters from the iconic Finikoudes Beach, the penthouse provides easy access to top restaurants, shops, and cultural hotspots — all within walking distance.

### Key Features:

- 2-bedroom penthouse
- Large private rooftop terrace with open views
- Private storage room

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>~€14 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 250.00/m²</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> |              |            |  |

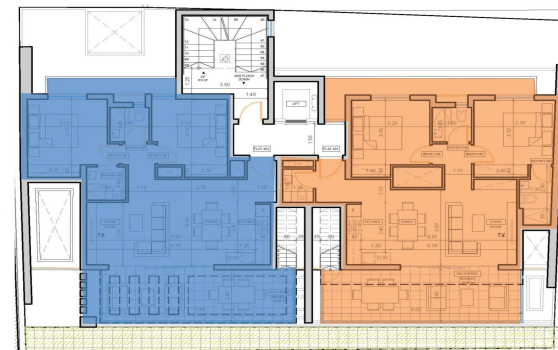
## Price change history

€450 000 on Jun 12, 2025



## 4<sup>TH</sup> FLOOR

**402** ▶  
2 Bedrooms  
2 Bathrooms  
72.2 SQM Internal Area  
20 SQM Uncovered Veranda



◀ **401**  
2 Bedrooms  
3 Bathrooms  
73.6 SQM Internal Area  
6 SQM Covered Veranda  
14.5 SQM Uncovered Veranda