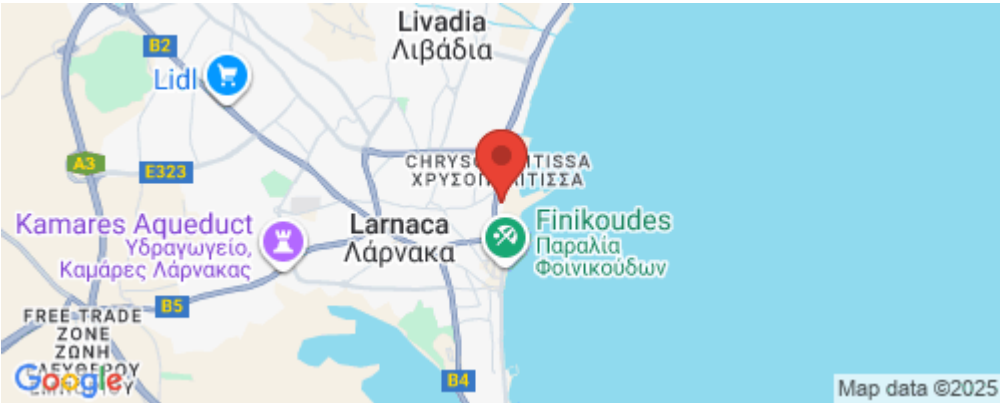


2 Bedroom Apartment for Sale in Larnaca District

Located on the second floor of a striking mid-rise building near Larnaca’s vibrant waterfront, this two-bedroom apartment offers spacious, contemporary living with panoramic views of the new marina and port. Designed for comfort and modern elegance, the residence features open-plan interiors, large windows that flood the space with natural light, and seamless indoor-outdoor flow.



The building’s sculptural architecture reflects the natural movement of the sea, creating a unique living experience that blends into the coastal environment. Residents enjoy proximity to the city’s best dining, shopping, and the popular Foinikoudes promenade, while also benefiting from quick access ...

Property Info		Plot / Area Info		Additional info		
Covered Area	102			Reference Number	7692	
Covered Veranda	27			Property type	Apartment	
Uncovered Veranda	8	Parking	Covered, Yes	Condition	Pre-Owned	
Floor Number	2			Bathrooms	2	
Total Number of Floors	8			View	Sea view	
Heating	Underfloor Heating, Yes					
Amenities	Location					
• Parking	Region: Larnaca					
	Coordinates: 34.923167408627 / 33.637669077044					

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 392.00/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

€550 000 on Jul 15, 2025

