

2 Bedroom Apartment for Sale in Larnaca District

Modern Living in the Heart of Larnaca – Downtown Apartments.

This exclusive residential project offers a boutique collection of 1 & 2-bedroom apartments, designed for comfort, convenience, and contemporary style.

Key Features

Prime Location: Just 200 meters from the American Academy and a short 700-meter walk to the beach, offering the perfect blend of city access and coastal relaxation.

Boutique Development: A 6-floor building with only 9 thoughtfully designed apartments, ensuring privacy and a strong sense of community.

Understudy Status: Currently in the planning phase, with an estimated delivery time of 28 months from the construction start date.

Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€4 430.00/m²		

Representative: 1st Class Homes

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Price change history

€350 000 on Jul 29, 2025

