



## 2 Bedroom Apartment for Sale in Larnaca - Finikoudes

Modern Apartment in the Heart of Larnaca

Located just 70m from Ermou Street and 300m from Finikoudes Beach, the project offers a prime opportunity in Downtown Larnaca. Apartment designed for comfort and ideal for rental or personal use. The features is a common gym and unbeatable access to shops, dining, and cultural landmarks.

### Property Info

Covered Area	<b>71</b>
Covered Veranda	<b>11</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>238585</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Larnaca - Finikoudes Region: **Larnaca**



## Price: €375 000 + VAT

VAT for this property is **€18,750** or **€71,250**. 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>~€11 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 282.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€375 000 on Aug 8, 2025



