

## 2 Bedroom Apartment for Sale in Larnaca District

Two-bedroom penthouse 402, with a living area of 76 m<sup>2</sup> and a 62 m<sup>2</sup> roof garden, is located on the fourth floor of a four-storey building.



A collection of 8 contemporary two-bedroom apartments perfectly designed for modern city living.

Located in a prime location, with easy access to the blue flag beaches, shopping, dining and entertainment, this project is the perfect place to call home for those seeking the ultimate in quality and convenience.

All the apartments have ample, comfortable interior spaces and spacious balconies.

European ceramic tiles in bathrooms and living areas, high-end kitchen cabinets and wardrobes are part of the extensive list of feature...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>101</b> |
| Covered Veranda        | <b>25</b>  |
| Floor Number           | <b>4</b>   |
| Total Number of Floors | <b>4</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>8541</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Roof Garden

### Location

Region: **Larnaca**

Coordinates: **34.935948152246 / 33.630191089627**

## Price: €310 000 + VAT

VAT for this property is **€15,500** or **€58,900**. 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>~€9 000.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 069.00/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

€310 000 on Aug 14, 2025



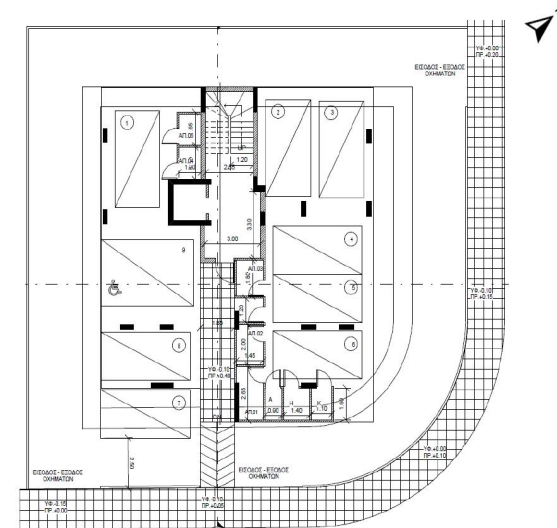








FLOORPLANS  
**GROUND FLOOR**



FLOORPLANS  
FIFTH  
FLOOR

