

## 2 Bedroom Apartment for Sale in Larnaca

Nestled near the iconic 18th-century Kamares Aqueduct in the heart of Larnaca, this boutique residential development offers an exclusive collection of 9 luxury apartments. With a choice of spacious 2-bedroom and cozy 1-bedroom units, each residence features energy-efficient design, en-suite bathrooms, built-in wardrobes, and custom kitchens. Private parking and storage add convenience, while expansive balconies provide stunning views of the aqueduct and surrounding greenery. Ideally located close to Metropolis Mall, top schools, hospitals, and local amenities, this project is perfect for families or professionals seeking modern living in a historic setting. Designed by leading architects ...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>148</b> |
| Covered Veranda        | <b>66</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>1</b>   |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>B010-A301</b> |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

### Location

**Location:** Larnaca      Region: **Larnaca**  
**Coordinates:** **34.91198 / 33.59549**

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>~€7 200.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 791.00/m²</b> |                 |             |

## Representative: Cyprus Developers Alliance (CDA Group)

|  |                                |            |   |
|--|--------------------------------|------------|---|
| Registration number                      | <b>Registration number 591</b> | Email      | <b>sales@cyprus-alliance.com</b>              |
| License number                           | <b>License 118/E</b>           | Legal name | <b>Cyprus Developers Alliance (CDA Group)</b> |
| Phone: <b>+35725059360, +35797544416</b> |                                |            |   |

## Price change history

€280 000 on Aug 26, 2025

€265 000 on Sep 6, 2025







