

## 2 Bedroom Apartment for Sale in Larnaca

This residential project is located in a highly accessible area of Larnaca, within walking distance of the new Metropolis Larnaca Mall. Positioned close to supermarkets, restaurants, and banks, it offers a practical living environment for residents seeking everyday convenience. The development consists of ten two-bedroom apartments distributed across three floors. The first floor includes four units, while the second and third floors feature three units each. Top-floor apartments include an additional room, a second bathroom, and access to a private roof garden. Each apartment comes with private covered parking and a dedicated storage room. The building is constructed in accordance with m... ✖

| Property Info          | Plot / Area Info   | Additional info                  |
|------------------------|--|----------------------------------|
| Covered Area           | <b>165</b>   | Reference Number <b>B217-303</b> |
| Covered Veranda        | <b>78</b>  | Property type <b>Apartment</b>   |
| Floor Number           | <b>1</b>   | Condition <b>Pre-Owned</b>       |
| Total Number of Floors | <b>1</b>   | Bathrooms <b>2</b>               |
| Amenities              | Location   |                                  |
|                        | <b>Location:</b> Larnaca      Region: <b>Larnaca</b><br>Coordinates: <b>34.93856 / 33.5984</b> |                                  |

## Price: €260 000 + VAT

VAT for this property is **€16,309** or **€49,400**. 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>~€7 000.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€1 576.00/m<sup>2</sup></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

€260 000 on Aug 26, 2025



