

## 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> 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>
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## Price change history

€260 000 on Aug 26, 2025



