

## 2 Bedroom Apartment for Sale in Larnaca

This residential complex consists of five full-floor apartments located in the central area of Larnaca, within walking distance of the American Academy and approximately 1 km from Finikoudes Beach. Each apartment includes two bedrooms with en-suite bathrooms, an open-plan kitchen and living room, and a guest toilet. The internal covered area per apartment is 88 m<sup>2</sup>, with two additional covered verandas totaling 25 m<sup>2</sup>. The top-floor unit features a private rooftop terrace of 60 m<sup>2</sup>, available exclusively to that apartment. Situated in a quiet, family-oriented neighborhood surrounded by large residential properties, the development provides convenient access to local amenities,...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>104</b>	Reference Number <b>B220-501</b>
Covered Veranda	<b>79</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> <b>Coordinates:</b> <b>34.92041 / 33.62789</b>	

## Price: €370 000 + VAT

VAT for this property is **€18,500** or **€70,300**. 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 Price per SQM	<b>~€11 400.00</b> <b>€3 558.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€370 000 on Aug 26, 2025



