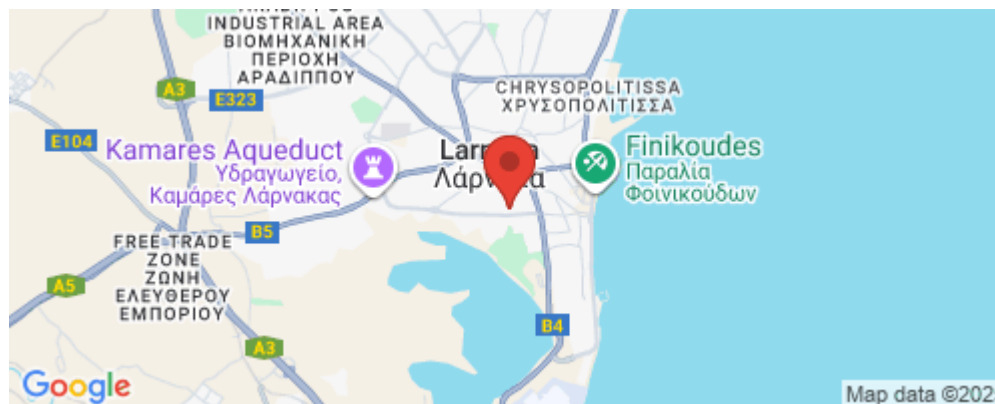


## 2 Bedroom Apartment for Sale in Drosia, Larnaca District

Located in one of the most prestigious and sought-after neighborhoods of Larnaca, this brand-new development offers a unique opportunity to own a stylish two-bedroom penthouse with a spacious private roof terrace.



The penthouse combines elegant modern design with practical comfort, featuring open-plan interiors, large windows that fill the space with natural light, and high-quality finishes throughout. The highlight is the expansive roof terrace, ideal for outdoor living, entertaining, and enjoying the stunning city views.

### Key Advantages:

- Just 225m from Patticheio Park
- 6 minutes from Larnaca General Hospital
- 7 minutes to Larnaca Down...

Property Info		Plot / Area Info		Additional info	
Covered Area	114	Parking	Covered, Yes	Reference Number	8924
Covered Veranda	27			Property type	Apartment
Floor Number	4			Bathrooms	2
Total Number of Floors	4				
Amenities	Location				



- Roof Garden

**Location:** Drosia

Region: **Larnaca**

Coordinates: **34.911968328075 / 33.623539197925**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 263.00/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

€600 000 on Sep 16, 2025



## 4<sup>TH</sup> FLOOR



◀ **401**  
 2 Bedrooms  
 2 Bathrooms  
 87.66 SQM Internal Area  
 27.3 SQM Covered Veranda  
 110 SQM Uncovered Roof Terrace