

## 2 Bedroom Apartment for Sale in Larnaca District

A new project located in Downtown, Larnaca. Just few minutes from the New Marina & Port.

### Key Features

Ideal for Rental

70 meters from Ermou

300 meters from Finikoudes Beach & Promenade

500 meters from the Church of St. Lazarus

### AVAILABILITY

Apartment 3rd floor

Internal area 70,10 sq.m.

Covered veranda 18,30 sq.m.

Price 385.000 euro plus VAT

Apartment 4th floor

Internal area 70,10 sq.m.

Covered veranda 18,30 sq.m.

Price 390.000 euro plus VAT

There are more apartments available in this project

Status Project: off plan

### Property Info

### Plot / Area Info

### Additional info

Covered Area **88**

## Amenities

- Storage room

## Location

Region: **Larnaca**

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

Reference Number	<b>59831</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

## Price: €385 000 + VAT

VAT for this property is **€19,250** or **€73,150**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 375.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€385 000 on Sep 16, 2025

