

## 2 Bedroom Apartment for Sale in Larnaca District

A new project located in the City Center, within walking distance to schools, supermarkets.

Just a 15-minute stroll brings you to the renowned Phinikoudes promenade and Blue Flag beach, making this a perfect home for both everyday living and holiday escapes.

The project is a 5-storey building featuring just four whole-floor apartments, offering privacy and comfort in a boutique setting.

### Key Features

Walking Distance to American Academy English private school

Private green area

Modern sized windows, providing stunning views

Video intercom system

Private parking

### AVAILABILITY

Apartment 3rd floor

Internal area 92,91 sq.m.

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>€3 719.00/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> |
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## Price change history

€450 000 on Sep 16, 2025



