

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 1st floor

Internal area 92,91 sq.m.

Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 140.00/m²		

Representative: 1st Class Homes

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

Price change history

€380 000 on Sep 16, 2025



