


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

This boutique residence offers just four exclusive whole-floor apartments, ensuring maximum privacy and comfort. The 2-bedroom unit features a bright and functional layout with modern architectural design, large windows that fill the space with natural light, and refined details throughout. 

Perfectly located in the heart of Larnaca, the apartment is within walking distance of schools, supermarkets, and essential amenities, while being set in a quiet residential neighborhood. The famous Phinikoudes promenade and Blue Flag beach are only a 15-minute walk away, making it ideal for both permanent living and holiday escapes.

**Key Features:**

- Spacious 2-bedroom residenc...

**Property Info**

|                        |            |
|------------------------|------------|
| Covered Area           | <b>123</b> |
| Covered Veranda        | <b>16</b>  |
| Floor Number           | <b>4</b>   |
| Total Number of Floors | <b>4</b>   |
| Energy Efficiency      | <b>A</b>   |

**Plot / Area Info**

Parking **Covered, Yes**

**Additional info**

|                  |                  |
|------------------|------------------|
| Reference Number | <b>8985</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>3</b>         |
| View             | <b>City view</b> |

**Amenities**

- Roof Garden

**Location**

**Location:** Drosia  
 Coordinates: **34.916182458357 / 33.621382708612**

Region: **Larnaca**

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>~€18 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 472.00/m<sup>2</sup></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

€550 000 on Sep 18, 2025





