

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

This luxurious two-bedroom apartment is part of a new residential project situated in the prestigious area of Larnaca. Conveniently located just 3 km away from Finikoudes Beach, within walking distance to Metropolis Mall and Makarios III High School, it offers both exclusivity and ease of access to essential urban amenities. X

Featuring a functional layout and top-of-the-line finishing materials, this apartment ensures unparalleled living comfort. Special care was taken when selecting sanitary fixtures, mixers, accessories, tiles, as well as designing the kitchen and bathroom spaces, resulting in superior quality and sophisticated aesthetics.

Designed with utmost attention to ...

| Property Info          |            | Plot / Area Info |                     | Additional info  |                  |
|------------------------|------------|------------------|---------------------|------------------|------------------|
| Covered Area           | <b>105</b> |                  |                     |                  |                  |
| Covered Veranda        | <b>22</b>  |                  |                     | Reference Number | <b>9211</b>      |
| Floor Number           | <b>2</b>   | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
| Total Number of Floors | <b>3</b>   |                  |                     | Bathrooms        | <b>2</b>         |
| Energy Efficiency      | <b>A</b>   |                  |                     |                  |                  |

| Amenities | Location   |                        |
|-----------|--|------------------------|
| • Parking | <b>Location:</b> Drosia<br>Coordinates: <b>34.913903863626 / 33.620138154217</b> | Region: <b>Larnaca</b> |

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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<br>Price per SQM | <b>~€7 600.00</b><br><b>€2 619.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€270 000 on Oct 2, 2025

€275 000 on Dec 24, 2025



