

## 2 Bedroom Apartment for Sale in Larnaca District

Introducing a modern residential project nestled in a peaceful and inviting area of Larnaca, in close proximity to a host of amenities such as shops, restaurants, cafes, schools, gyms and offices. Additionally, it is conveniently located just a short drive from the Metropolis Mall, Blue flag sandy beaches, and the New Larnaca Marina. Residents also will appreciate the easy access to the bustling city center and the highway network, linking the major cities of Cyprus. ✖

The three-story building comprises spacious studios, one-, two-, and three-bedroom apartments, designed to provide you with a delightful and cosy home or a lucrative investment. The architectural design is characterised...

### Property Info

Covered Area	<b>92</b>
Covered Veranda	<b>15</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **8455**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.932579 / 33.621034**

## Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. 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>~€6 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 717.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€250 000 on Oct 8, 2025



