

## 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	Plot / Area Info	Additional info
Covered Area	<b>119</b>	
Covered Veranda	<b>20</b>	
Floor Number	<b>3</b>	Reference Number <b>8460</b>
Total Number of Floors	<b>3</b>	Property type <b>Apartment</b>
Furnishing	<b>Unfurnished</b>	Bathrooms <b>2</b>
Heating	<b>Autonomous Heating, Yes</b>	
Air Conditioning	<b>All rooms, Yes</b>	
Amenities	Location	
• Parking	Region: <b>Larnaca</b> Coordinates: <b>34.932579 / 33.621034</b>	

## Price: €330 000 + VAT

VAT for this property is **€16,500** or **€62,700**. 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>~€9 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 773.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

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## Price change history

€330 000 on Oct 8, 2025



