


## 2 Bedroom Apartment for Sale in Larnaca District

Discover this new modern development located in one of the most picturesque and tranquil areas of Larnaca, offering a high-quality lifestyle with convenient access to the highway, the renowned Metropolis Mall, city center, and sandy beaches. The project features a three-story building housing contemporary 2-3-bedroom apartments designed for comfortable living. 

Each apartment is thoughtfully designed with spacious interiors, cozy bedrooms, and large verandas featuring glass fencing that provides unobstructed views of the surroundings. The project offers various benefits, including large energy-efficient windows, granite kitchen worktops, high-quality ceramics, and branded sanitary wa...

### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>105</b>				
Covered Veranda	<b>23</b>				
Floor Number	<b>3</b>			Reference Number	<b>9004</b>
Total Number of Floors	<b>3</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Furnishing	<b>Unfurnished</b>			Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>
Heating	<b>Autonomous Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities

### Location

- Parking

Region: **Larnaca**  
 Coordinates: **34.931449 / 33.621715**

**Price: €248 000 + VAT**

VAT for this property is **€12,400** or **€47,120**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 362.00/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>
Phone:	<b>+35726080180, +35797612926</b>		

**Price change history**

€260 000 on Oct 8, 2025  
€250 000 on Dec 10, 2025  
€248 000 on Feb 7, 2026



