

## 2 Bedroom Apartment for Sale in Larnaca District

This new modern residential development, located in the peaceful neighborhood of Larnaca, offers a refined living experience that seamlessly combines tranquility with convenience. Residents will enjoy easy access to supermarkets, schools, and the city center, ensuring a well-connected and vibrant lifestyle.



The project is currently under construction, providing buyers with the unique opportunity to select their preferred finishing materials to create their ideal home. The three-storey building comprises two-bedroom apartments and luxurious penthouses. The penthouses boast private roof terraces with panoramic views, perfect for outdoor relaxation and gatherings with family and friend...

### Property Info

Covered Area	<b>93</b>
Covered Veranda	<b>14</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **9279**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.937166 / 33.616022**

**Price: €270 000 + VAT**

VAT for this property is **€13,500** or **€51,300**. 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>€2 903.00/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**

€270 000 on Oct 8, 2025





