

## 2 Bedroom Apartment for Sale in Larnaca District

Welcome to a modern residential development in the vibrant and up-and-coming New Marina area of Larnaca. These exclusive apartments offer a harmonious blend of convenience, quality and connectivity, with easy access to the city centre, highway and seaside, including the renowned Finikoudes promenade, which boasts a variety of restaurants and entertainment venues.



The four-floor building showcases contemporary architecture, sophisticated interior design, and high-quality finishes, creating an elegant and luxurious ambiance both within the apartments and in the communal areas.

The complex includes 1-2-bedroom apartments and 2-3-bedroom penthouses, each featuring a private roof g...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **98**

Covered Veranda **21**

Floor Number **4**

Total Number of Floors **4**

Furnishing **Unfurnished**

Energy Efficiency **A**

Heating **Autonomous Heating, Yes**

Air Conditioning **All rooms, Yes**

Parking

**Covered, Yes**

Reference Number **9346**

Property type **Apartment**

Bathrooms **3**

### Amenities

### Location

- Parking

Region: **Larnaca**

Coordinates: **34.927944 / 33.632092**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 571.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€350 000 on Oct 8, 2025











