


## 1 Bedroom Apartment for Sale in Larnaca District

Welcome to the new ultra-contemporary apartments that elevate luxury living and residential comfort to a higher level. Conveniently located in the vibrant area of Larnaca, this development offers easy access to essential amenities and urban conveniences, while being just a short drive to the beach. 

The project incorporates energy-efficient technologies and high-quality finishing materials, creating an exquisite and eco-friendly environment. Exclusive wellness facilities, including a modern spa center and fully equipped cardio rooms, are designed for the recreation and health of residents. Additional in-house amenities feature an inviting communal swimming pool, concierge services, a...

### Property Info

Covered Area	<b>70</b>
Covered Veranda	<b>20</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>9520</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
Coordinates: **34.93078 / 33.623704**

## Price: €308 000 + VAT

VAT for this property is **€15,400** or **€58,520**. 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>~€8 920.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 400.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€308 000 on Oct 8, 2025

