


## 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

### Plot / Area Info

### Additional info

Covered Area	<b>70</b>			Reference Number	<b>9520</b>
Covered Veranda	<b>20</b>			Property type	<b>Apartment</b>
Floor Number	<b>5</b>	Pool	<b>Common, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>5</b>	Parking	<b>Covered, Yes</b>	Bathrooms	<b>1</b>
Furnishing	<b>Unfurnished</b>				
Energy Efficiency	<b>A</b>				
Heating	<b>Underfloor Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				

### Amenities

### Location

- Parking

Region: **Larnaca**

Coordinates: **34.93078 / 33.623704**

## Price: €247 000 + VAT

VAT for this property is **€12,350** or **€46,930**. 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>€3 529.00/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

€308 000 on Oct 8, 2025

€315 000 on Jan 9, 2026

€247 000 on Mar 3, 2026

