

## 2 Bedroom Apartment for Sale in Larnaca District

In a quiet location of Larnaca, this sophisticated new development offers spacious two-bedroom apartments, designed to combine modern comfort with elegant style. Ideally situated, it provides a harmonious mix of privacy and convenience – just a 10 minutes' drive from the coastline and surrounded by everything you need for daily life. From schools and supermarkets to local shops and pharmacies, every essential is close at hand. The three-storey building is thoughtfully planned with only two apartments on each floor, ensuring an exclusive and peaceful residential environment. Each residence features a large veranda, perfect for enjoying morning coffee or evening sunsets, while... X

**Property Info**

Covered Area	<b>102</b>
Covered Veranda	<b>16</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

**Plot / Area Info**

Parking

**Covered, Yes****Amenities**

- Parking

**Location**Region: **Larnaca**Coordinates: **34.939312 / 33.619812****Additional info**

Reference Number	<b>14170</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

## Price: €243 000 + VAT

VAT for this property is **€12,150** or **€46,170**. 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 Price per SQM	<b>~€6 320.00</b> <b>€2 382.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

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## Price change history

€243 000 on Oct 9, 2025



