

## 2 Bedroom Apartment for Sale in Larnaca

Two Bedroom Apartment For Sale in Larnaca Town Centre – Title Deeds (New Build Process) Perfectly positioned in the vibrant center of Larnaca, just steps away from Ermou street, the city’s finest shops and restaurants; and Finikoudes Beach, the sparkling beachfront. This project offers a rare blend of urban convenience and tranquil retreat. Tucked along a calm street, this collection of 1 & 2 bedroom luxury residences reimagines modern Mediterranean living. Inspired by the Greek goddess of the dawn, these apartments are a celebration of light, serenity, and timeless beauty. Master bedroom with ensuite facilities and fitted wardrobes - 1 ...

### Property Info

### Plot / Area Info

Covered Area **78**

### Additional info

Reference Number **adw002n2**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

### Location

**Location:** Larnaca

Region: **Larnaca**

Coordinates: **34.919437 / 33.632927**

## Price: €346 000 + VAT

VAT for this property is **€17,300** or **€65,740**. 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>€4 436.00/m<sup>2</sup></b> |                 |             |

## Representative: Emerald Property Consultants

|                     |              |            |                               |
|---------------------|--------------|------------|-------------------------------|
| Registration number | <b>845</b>   | Email      | <b>info@cyprusemerald.com</b> |
| License number      | <b>329/E</b> | Legal name | <b>N/A</b>                    |
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## Price change history

€346 000 on Oct 19, 2025







