

## 2 Bedroom Apartment for Sale in Larnaca

This gated residential complex comprises three low-rise buildings with a total of thirty 2-bedroom apartments, located only 150 meters from Metropolis Mall. The area ensures both comfort and accessibility, with easy reach to the city's seafront, new hospital, sports centers, cinemas, and major shopping facilities. Its position at the intersection of key roads provides quick access to Nicosia, Limassol, and the Larnaca coastline. Each apartment features generous living and dining spaces, a large closed kitchen, two bedrooms (one en-suite), and spacious covered balconies. The internal area is 96 m<sup>2</sup>, extending to 125 m<sup>2</sup> with balconies, and after title deed issuance, each apar...



### Property Info

### Plot / Area Info

### Additional info

Covered Area **125**  
Covered Veranda **29**

Reference Number **B454-1**  
Property type **Apartment**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Larnaca      Region: **Larnaca**  
**Coordinates:** **34.92731 / 33.60474**

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>~€7 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 080.00/m²</b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
License number	<b>License 118/E</b>	Legal name	<b>Cyprus Developers Alliance (CDA Group)</b>
Phone: <b>+35725059360, +35797544416</b>			

## Price change history

€1 on Oct 26, 2025  
 €260 000 on Dec 10, 2025



