

## 1 Bedroom Apartment for Sale in Larnaca District

This brand-new one-bedroom apartment is part of an exclusive new development in the heart of Larnaca, within walking distance of Salina Park, Dimotiko Parko, and the seafront.

Located on the 5th floor, the apartment combines modern architectural design with functionality and quality materials. The open-plan layout includes a spacious living area, a contemporary fitted kitchen, one bedroom, and a bathroom. Floor-to-ceiling windows allow abundant natural light, while the private balcony provides open city and park views.

The residence features elegant common areas, landscaped surroundings, and easy access to all major amenities, restaurants, and shops, making it ideal for urba...

### Property Info

Covered Area	<b>62</b>
Covered Veranda	<b>11</b>
Floor Number	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>240281</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2025</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

Region: **Larnaca**

## 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>€3 984.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€250 000 on Oct 29, 2025  
 €247 000 on Apr 27, 2026



