


## 2 Bedroom Apartment for Sale in Larnaca

The project boasts eight 2 bedroom spacious apartments. The 4th floor apartments benefit from large covered balconies plus two rooms on the roof with three bathrooms exclusive to owners and a large bar and barbecue area on the roof garden and panoramic views. Each apartment has an allocated parking place and a storage room. The modern design features top quality Italian ceramic finish, unique glass balconies and clever layout of living areas designed to offer space and views of the neighbourhood and the lake. The Project has EPC certificate with "A" Energy Efficiency Rating. 

### Property Info

Covered Area **97**  
Covered Veranda **17**

### Plot / Area Info

### Amenities

### Location

**Location:** Larnaca                      Region: **Larnaca**  
**Coordinates: 34.91311 / 33.62589**

### Additional info

Reference Number **S775-302**  
Property type **Apartment**  
Condition **Pre-Owned**

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 639.00/m<sup>2</sup></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>+35725314237, +35797977765</b>			

## Price change history

€450 000 on Nov 9, 2025



