


## 2 Bedroom Apartment for Sale in Larnaca District

A stunning new development in the heart of Larnaca is just a short walk from the sea and all the necessary infrastructure of the city. The complex consists of two buildings, one of them offering 2-bedroom apartments, while the other featuring 1- and 3-bedrooms apartments and penthouses with direct views to the sea and the New Marina. 

All apartments are spacious, cozy and lavishly decorated, with all the amenities necessary for a comfortable life. Particular attention has been paid to selecting the highest quality building and finishing materials. The residences also include innovative technology features, such as intelligent control system, adapted for use with SMART TV, provision f...

### Property Info

Covered Area	<b>93</b>
Covered Veranda	<b>12</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **5924**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.925645 / 33.630185**

**Price: €345 000 + VAT**

VAT for this property is **€17,250** or **€65,550**. 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>€3 710.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone:	<b>+35726080180, +35797612926</b>		

**Price change history**

€345 000 on Dec 9, 2025





