


## 2 Bedroom Apartment for Sale in Larnaca

This new collection of apartments is located in the area of Faneromeni of Larnaca. It is just 100 meters from the park, close to Larnaca downtown shopping centre and Finikoudes beach and Larnaca Marina. Residents of this development will enjoy its central location. This contemporary 3 floors building comprises of just 6 apartments. Each floor is divided between two spacious apartments of 1 and 2 bedrooms. The apartments are ideal either for permanent living or as buy-to-let. The Project has EPC certificate with "A" Energy Efficiency Rating. 

### Property Info

Covered Area **93**  
Covered Veranda **15**

### Plot / Area Info

### Additional info

Reference Number **S823-101**  
Property type **Apartment**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Larnaca      Region: **Larnaca**  
**Coordinates:** **34.9136 / 33.62392**

**Price: €305 000 + VAT**

VAT for this property is **€15,250** or **€57,950**. 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>~€8 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 280.00/m²</b>		

**Representative: Cyprus Developers Alliance (CDA Group)**

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**Price change history**

€305 000 on Dec 14, 2025





