

### 3 Bedroom Apartment for Sale in Larnaca District

This spacious three-bedroom apartment is a standout residence in a prestigious coastal development, offering modern comfort and refined living. 

The apartment features open, light-filled interiors and a generous terrace with uninterrupted Mediterranean views. Its thoughtful layout maximizes space and functionality, making it perfect for both permanent living and high-end investment.

Every detail of the apartment has been designed for elegance and comfort, from the seamless flow between rooms to the panoramic vistas of sea and sky. With only 54 sea-facing residences in the building, this apartment is a rare opportunity to enjoy elevated coastal living in Larnaca.

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>134</b> |
| Covered Veranda        | <b>22</b>  |
| Floor Number           | <b>12</b>  |
| Total Number of Floors | <b>18</b>  |

#### Plot / Area Info

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

#### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>11060</b>              |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |
| View             | <b>Sea view</b>           |

#### Amenities

- Parking

#### Location

Region: **Larnaca**  
 Coordinates: **34.93267619 / 33.63870978**

## Price: €1 056 000 + VAT

VAT for this property is **€52,800** or **€200,640**. 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>€7 881.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€987 000 on Dec 25, 2025

€1 056 000 on Mar 13, 2026



