

## 2 Bedroom Apartment for Sale in Larnaca District

Ideally positioned at the entrance of Larnaca Port in the heart of the city, this contemporary residential project enjoys a truly exceptional setting. Surrounded by two most ambitious future landmarks—the Larnaca Marina & Port Redevelopment and the visionary Land of Tomorrow—the location promises outstanding long-term value and a dynamic urban lifestyle. Excellent connectivity to the main highway network allows effortless access to all major cities across the island, while everyday amenities, schools, medical centers, leisure venues, and nearby beaches are all within easy reach. Designed for modern city living with a sense of calm and privacy, the project offers a serene ret...

### Property Info

Covered Area	<b>107</b>
Covered Veranda	<b>25</b>
Floor Number	<b>7</b>
Total Number of Floors	<b>7</b>
Furnishing	<b>Unfurnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>16311</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.930676 / 33.637991**

## Price: €700 000 + VAT

VAT for this property is **€35,000** or **€133,000**. 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>€6 542.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€665 000 on Feb 4, 2026

€700 000 on Apr 1, 2026



