

## 2 Bedroom Apartment for Sale in Larnaca

Two Bedroom Apartment For Sale in Larnaca Town Centre - Title Deeds (New Build Process) Strategically positioned in the vibrant heart of the city, this project with 2 apartment blocks brings together refined architecture, premium finishes, and a location that consistently drives demand. Blending contemporary luxury with long-term value, This project represents a rare opportunity in one of Larnaca's most sought-after areas. Situated in the heart of Larnaca, These apartments offer accessibility to the sea & beach being only a few minutes away. Essential amenities and the American Academy are close by. Comprising of 1 & 2 bedroom apartments, this project prese...

### Property Info

### Plot / Area Info

Covered Area **75**

### Additional info

Reference Number **plu088n2/a301or**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

### Location

**Location:** Larnaca

Region: **Larnaca**

Coordinates: **34.919437 / 33.632927**

## 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>€4 600.00/m<sup>2</sup></b>		

## Representative: Emerald Property Consultants

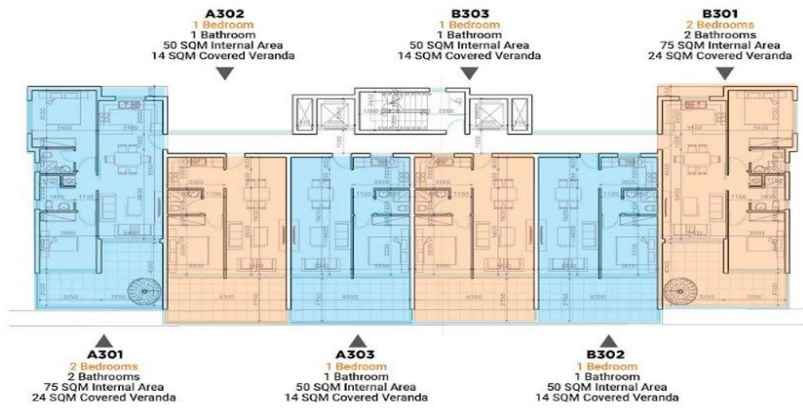
Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723080080</b>			

## Price change history

€345 000 on Mar 13, 2026

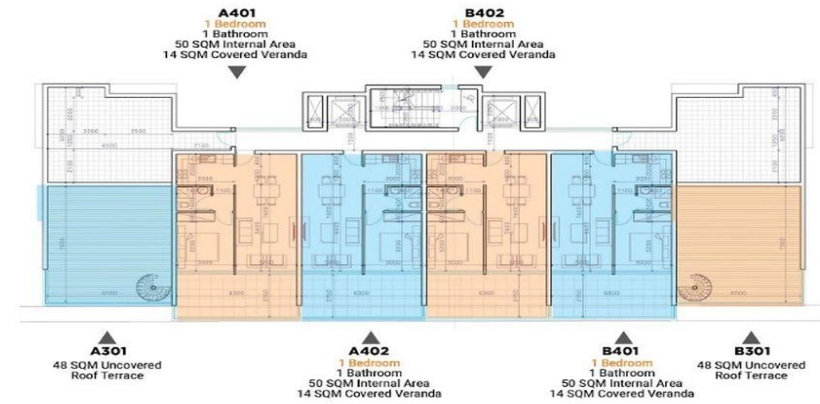


## 3<sup>RD</sup> FLOOR



Areas & Plans are not final and are subject to modifications

## 4<sup>TH</sup> FLOOR



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