

## 2 Bedroom Apartment for Sale in Kamares, Larnaca District

New project located in in the Town Center of Larnaca, a charming coastal region blended into a beautiful mosaic of sun and culture!



This Five-Floor building is composed of 2 Bedroom apartments and penthouses with roof garden. Located in the heart of Larnaca at only 100 meters from the famous Ermou street, the project is surely an added value to the town of Larnaca

### Key Features

High-End Residential Project  
Five-Floor Building  
2 Bedroom Apartments  
Penthouses with Roof Garden  
Facing a public garden  
Located in the heart of Larnaca  
700 meters from Finikoudes Beach  
100 meters from Ermou street  
5 minutes from Larnaca airport<...

### Property Info

Covered Area	<b>106</b>
Covered Veranda	<b>25</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>4268</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

**Location:** Kamares  
Region: **Larnaca**  
Coordinates: **34.915716 / 33.6320673**

## Price: €395 000 + VAT

VAT for this property is **€19,750** or **€75,050**. 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>€3 726.00/m²</b>		

## Representative: MySpace

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## Price change history

€395 000 on Dec 15, 2023



