

## 2 Bedroom Apartment for Sale in Larnaca

Introducing 2 Bedroom apartment located in the heart of Larnaca, Cyprus. 

Residents will enjoy easy access to a range of amenities, including shopping areas, malls, restaurants, schools, healthcare facilities and recreational areas.

With its prime location and proximity to central roads, this building offers the perfect blend of convenience and tranquility.

Each two-bedroom unit within the building is thoughtfully designed to maximize space and functionality.

The bedrooms are generously sized, providing ample room for relaxation and privacy. Beyond the comfort of the apartments, the building offers a range of amenities to enhance residents' lifestyles.

### Property Info

Covered Area	<b>96</b>
Covered Veranda	<b>19</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>4935</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>

### Amenities

- Parking

### Location

**Location:** Larnaca

Region: **Larnaca**

Coordinates: **34.927453488744 / 33.634251996785**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>€2 552.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€245 000 on Dec 15, 2023



Typical Floor



4th Floor Penthouse



Ground Floor



Roof Garden

