

## 2 Bedroom Apartment for Sale in Larnaca District

Top Floor, 2-Bed Apartment with Roof Garden for sale in Kamares area, Larnaca. Great location, as all amenities, such as Greek and English schools, major supermarkets, entertainment and sporting facilities, are within close proximity. A short drive to Larnaca Town Centre, the harbour and the beach. A 7-minute drive to the airport. Easy access to Larnaca, Limassol Nicosia motorway. The lovely residential neighborhood is quiet and family orientated surrounded by large luxury houses and residential properties.

Top Floor apartment for sale in Kamares area, Larnaca Town. It consists of an open plan kitchen, living and dining area, 2 bedrooms, 1 shower, 1 bath en suite, 2WC, covered vera...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>80</b>	Parking	<b>Covered, Yes</b>	Reference Number	<b>41652</b>
Air Conditioning	<b>All rooms, Yes</b>			Property type	<b>Apartment</b>
				Condition	<b>Brand New</b>
				Bathrooms	<b>1</b>

Amilities	Location
• Elevator	Region: <b>Larnaca</b> Coordinates: <b>34.911995107033 / 33.592323638106</b>

## 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 Price per SQM	<b>None</b> <b>€3 063.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

- €270 000 on Aug 9, 2024
- €260 000 on Sep 17, 2025
- €255 000 on Jan 29, 2026
- €245 000 on Feb 12, 2026







