

## 2 Bedroom House for Sale in Larnaca District

Charming, 2-Bedroom Maisonette with Roof Garden in Heart of Larnaca City Center. Close to amenities which include Greek and English Schools, sporting facilities, municipal park with library and theatre. 5 minutes walking distance to the beach, Larnaca Marina and the promenade. A 5-minute drive to Larnaca International Airport. X

Maisonette for sale in a prime location in Larnaca City Center. On the first floor, this modern maisonette consists of an open plan kitchen, living room, dining area and a guest wc. The second floor consists of a main bathroom and 2 bedrooms, both of them with access to a covered veranda (13 sqm). In addition, the maisonette enjoys roof garden area with sitti...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>120</b>	Plot area	<b>135</b>	Reference Number	<b>42540</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>House</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Bathrooms	<b>1</b>
				View	<b>Sea view</b>

Amilities	Location
• Guest WC	Region: <b>Larnaca</b> Coordinates: <b>34.9099455 / 33.6366237</b>

## Price: €525 000 + VAT

VAT for this property is **€26,250** or **€99,750**. 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>€4 375.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<a href="mailto:info@kalogirourealestate.com">info@kalogirourealestate.com</a>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€400 000 on Aug 9, 2024

€450 000 on Dec 10, 2024

€525 000 on May 13, 2025





