

## 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. 

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

Covered Area **120**  
 Furnishing **Unfurnished**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **135**  
 Parking **Covered, Yes**

### Additional info

Reference Number **42540**  
 Property type **House**  
 Condition **Brand New**  
 Bathrooms **1**  
 View **Sea view**

### Amenities

- Guest WC

### Location

Region: **Larnaca**  
 Coordinates: **34.9099455 / 33.6366237**

## 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 375.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

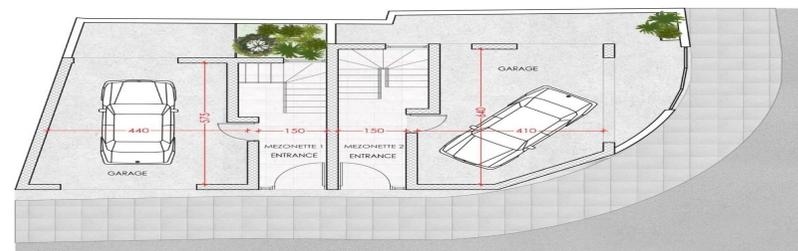
Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€400 000 on Aug 9, 2024  
 €450 000 on Dec 10, 2024  
 €525 000 on May 13, 2025

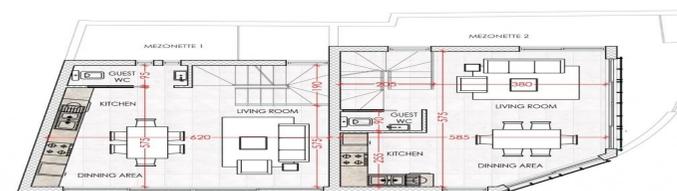




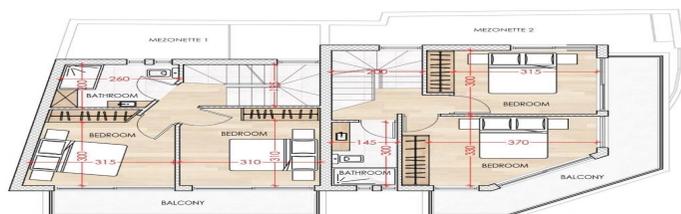


GROUND FLOOR

KALOGIROU

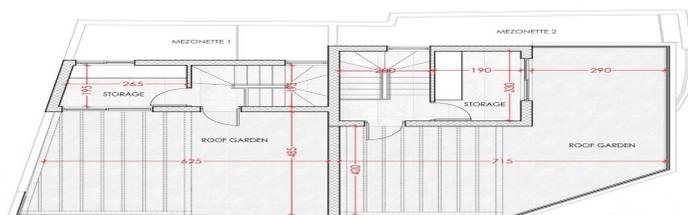


FIRST FLOOR



SECOND FLOOR

KALOGIROU



ROOF GARDEN