

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

Amenities Location

• Guest WC 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 Excluded

Title transfer fee None

Price per SQM €4 375.00/m²

Common expenses None

## Representative: Kalogirou Real Estate

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## **Price change history**

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

























