


## 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

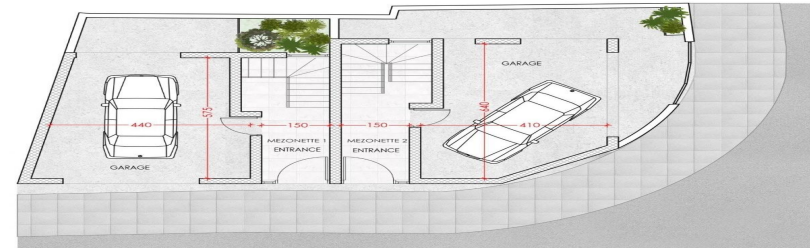
|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License 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

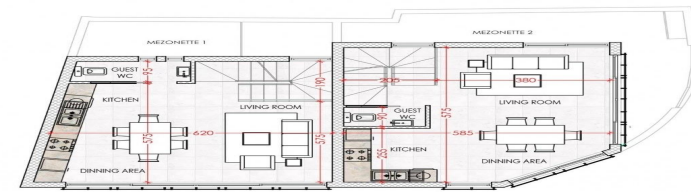




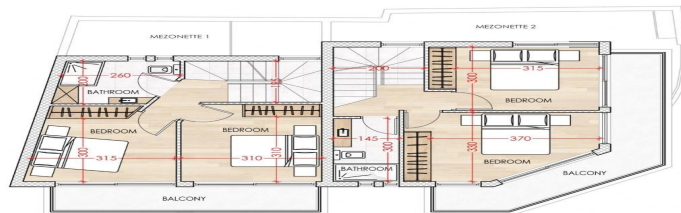


GROUND FLOOR

KALOGIROU

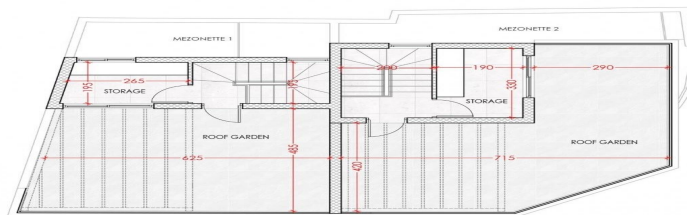


FIRST FLOOR



SECOND FLOOR

KALOGIROU



ROOF GARDEN