

## 2 Bedroom Apartment for Sale in Larnaca District

Top Floor, Two Bedroom Apartment with Roof Garden for Sale in Kamares area, Larnaca. Amazing location, close to all amenities such as schools, major supermarkets, schools, banks, shops etc. Only 5-minutes away for the new Metropolis Mall of Larnaca. Just a short away from Larnaca Town Centre, the harbor and the beach. Larnaca International Airport is just 9 minutes away. Easy access to Larnaca, Nicosia, Limassol motorway.



Top Floor Apartment for Sale in Kamares area, Larnaca. This modern apartment consists of an open plan kitchen and living room with dining area, two bedrooms, one bathroom, one en-suite shower in the master bedroom, provision for A/C, 12 sq.m. covered veranda and ...

### Property Info

Covered Area  
Air Conditioning

**82**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**42557**  
**Apartment**  
**Brand New**  
**1**

### Amenities

- Balcony

### Location

Region: **Larnaca**  
Coordinates: **34.912421606951 / 33.598304880659**

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>€3 232.00/m²</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>
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## Price change history

€280 000 on Aug 9, 2024  
 €265 000 on Sep 9, 2025











The floor plan illustrates the layout of three apartment units within the KALOGIROU development. Each unit is shown with its specific room divisions, furniture placement, and area measurements in square meters (sq.m).

- Unit A301 (82 sq.m):** Features three bedrooms (Bedroom 1: 3150, Bedroom 2: 2600, Bedroom 3: 3100), a bathroom, a shower, a kitchen, a living room (6600), and a dining area. It includes a central lift (void) and a staircase.
- Unit A302 (50 sq.m):** Features one bedroom (3500), a shower, a kitchen, a living room (100), and a veranda (16 sq.m).
- Unit A303 (82 sq.m):** Features two bedrooms (Bedroom 1: 3400, Bedroom 2: 2600), a bathroom, a shower, a kitchen, a living room (5750), and a dining area. It includes a central lift (void) and a staircase.

The plan also shows common areas such as the central lift (void) and a staircase, as well as individual verandas for each unit. The overall layout is designed to provide a functional and comfortable living environment for residents.

