

## 2 Bedroom Apartment for Sale in Larnaca

This particular 2-bedroom apartment in Kokkines, Larnaca, is part of a beautiful five-storey building located in one of the most attractive areas of Larnaca, offering easy access to the city centre. The apartment features comfortable interiors, spacious bedrooms, and large main and auxiliary terraces, designed for excellent functionality. It is an energy-efficient Class A apartment, ensuring modern living with maximum quality and excellent design for a comfortable and happy life. X

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>96</b>			Reference Number	<b>6447</b>
Covered Veranda	<b>18</b>			Property type	<b>Apartment</b>
Floor Number	<b>4</b>	Parking	<b>Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>5</b>			Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>				

Amenities	Location	Region:
• Elevator	<b>Location:</b> Larnaca Coordinates: <b>34.934703200968 / 33.616377693136</b>	<b>Larnaca</b>

## Price: €225 000 + VAT

VAT for this property is **€11,250** or **€42,750**. 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>€2 344.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€247 000 on Sep 10, 2024

€220 000 on May 12, 2025

€225 000 on Jan 14, 2026

