

2 Bedroom Apartment for Sale in Larnaca District

2-Bedroom Apartment – Modern Urban Elegance in Central Larnaca



General Description

This flat offers an exceptional combination of modern design, functionality, and urban convenience in the heart of Larnaca. Each residence is thoughtfully planned to provide comfortable living spaces, abundant natural light, and elegant finishes, creating the perfect balance between style and practicality. Located in a well-connected and vibrant area, the development ensures easy access to the city center, Marina, beachfront, and essential amenities, making it ideal for families, professionals, and investors alike.

Design & Architecture

The architectural style embra...

Property Info

Covered Area	113
Covered Veranda	33
Floor Number	1
Energy Efficiency	A

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	233241
Property type	Apartment
Condition	Under Construction
Construction Year	2025
Bathrooms	2

Amenities

- Parking

Location

Region: Larnaca  
Coordinates: 34.935497982427 / 33.621214909851

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>€2 168.00/m²</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

€300 000 on Oct 20, 2024  
 €240 000 on Aug 10, 2025  
 €245 000 on Oct 25, 2025









