

## 2 Bedroom Apartment for Sale in Larnaca District

Top Floor, Two Bedroom Flat with Roof Garden in New Marina-Port area, Larnaca. Only 750 m away from the sea. Amazing location, close to all amenities such as supermarkets, schools, shops, banks etc. Just few minutes away from Larnaca Town Center. Easy access to Larnaca, Ayia Napa, Nicosia motorway. 

Top Floor Apartment for Sale in Port area, Larnaca. The property is on the fourth floor and consists of an open plan kitchen, living room, dining area, a main bathroom with shower, two bedrooms, one of them is en suite with shower, covered veranda, and roof garden. The roof garden consists of the veranda, a storage room and a bathroom with wc. The property has also access to a covered p...

### Property Info

Covered Area  
Furnishing  
Air Conditioning

**81**  
**Unfurnished**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**49863**  
**Apartment**  
**Brand New**  
**3**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.93232384561 / 33.633443776456**

## Price: €335 000 + VAT

VAT for this property is **€16,750** or **€63,650**. 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 Price per SQM	<b>None</b> <b>€4 136.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

- €350 000 on Dec 18, 2024
- €340 000 on Jul 5, 2025
- €360 000 on Jan 29, 2026
- €335 000 on Feb 12, 2026















