

## 2 Bedroom Apartment for Sale in Larnaca District

Elegant, Top Floor, 2-Bedroom Flat with Roof Garden in New Marina area, Larnaca. Only 600 m away from the sea. Amazing location, close to a plethora of amenities such as supermarkets, shops, pharmacies, banks, schools etc. Just 5 minutes away from the beautiful Phoinikoudes, the beach and the harbor. Very close to the New Larnaca Marina. Only 3 minutes away from the Larnaca Center where there is access to all the shops, restaurants, coffee places, bars etc. A 13-minute drive to Larnaca International Airport.



Top floor apartment for sale in Makariou area, Larnaca. The apartment consists of an open plan kitchen, living room with dining area, a main bathroom with shower, two bedrooms,...

### Property Info

Covered Area  
Heating  
Air Conditioning

**75**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number **31735**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- BBQ zone

### Location

Region: **Larnaca**  
Coordinates: **34.925128785092 / 33.635108881099**

## Price: €345 000 + VAT

VAT for this property is **€17,250** or **€65,550**. 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>€4 600.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€345 000 on Dec 25, 2024













