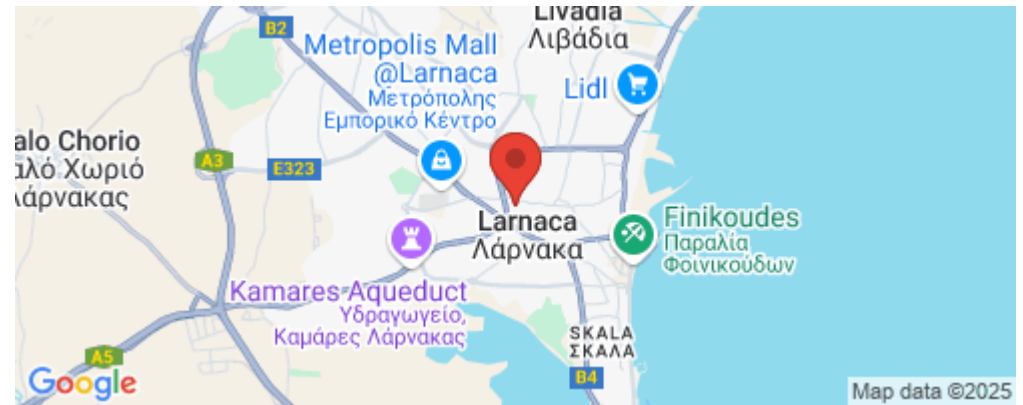


## 2 Bedroom Apartment for Sale in Larnaca District

Modern, 2-Bedroom Apartment in McDonalds Drive Thru area, Larnaca. Great location, as all amenities, including schools and supermarket are within walking distance. A short drive to Larnaca Town Centre, the harbour and the beach. Very easy access to Larnaca, Limassol, Nicosia intersection. The lovely residential neighborhood is quiet and family orientated surrounded by residential properties.



Apartment for sale in McDonalds Drive Thru area, Larnaca Town. The property consists of two bedrooms, semi-separate kitchen, living and dining area, A/C, one shower, 1 bathroom, 2wc, 16 sq.m. covered veranda, back veranda with storage and a covered parking.

The project is strategically ...

### Property Info

Covered Area **72**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **49959**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

- Balcony

### Location

Region: **Larnaca**  
Coordinates: **34.922151105086 / 33.618032843644**

## Price: €175 000 + VAT

VAT for this property is **€8,750** or **€33,250**. 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>~€3 600.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 431.00/m<sup>2</sup></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>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€190 000 on Dec 28, 2024  
 €195 000 on Jan 11, 2025  
 €185 000 on Feb 4, 2025  
 €175 000 on Mar 1, 2025





