

## 2 Bedroom Apartment for Sale in Larnaca District

Fully renovated, Two Bedroom Apartment for sale in the Heart of Larnaca City Centre. Within walking distance to the beach, the promenade, Larnaca Marina, shops, amenities, all the boutiques, bars, cafes and clubs. A short drive to the harbor and a short drive to Larnaca International Airport.



Apartment for sale in the heart of Larnaca City Center. The apartment is on the mezzanine floor, has internal covered area of 79 sq.m and it is fully renovated. It consists of an open plan kitchen with dining area, living room, two bedrooms and one main bathroom with toilet and 16 sq.m covered balcony. Also it has a free space in an open plan living and dining area that can be used as an offi...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **79**  
Air Conditioning **All rooms, Yes**

Reference Number **48170**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

### Location

- Balcony

Region: **Larnaca**  
Coordinates: **34.922663609089 / 33.636909929289**

## Price: €249 000 + VAT

VAT for this property is **€12,450** or **€47,310**. 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>~€6 560.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 152.00/m²</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>
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## Price change history

€235 000 on Jan 14, 2025  
 €249 000 on May 20, 2025

















