


## 2 Bedroom Apartment for Sale in Larnaca District

Top Floor, Two Bedroom Flat with Roof Garden in New Marina-Port area, Larnaca. Approximately, 700 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 New Marina-Port area, Larnaca. The property is on the fourth floor with open concept- kitchen, living room, dining area- a main bathroom with shower, two bedrooms, primary bedroom is en suite with shower, lovely covered veranda and spacious roof garden. The roof garden consists of the veranda, bbq area and jacuzzi. The property has also access t...

### Property Info

Covered Area **76**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **50300**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- BBQ zone

### Location

Region: **Larnaca**  
Coordinates: **34.93148955 / 33.63429042**

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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>€4 211.00/m<sup>2</sup></b>		

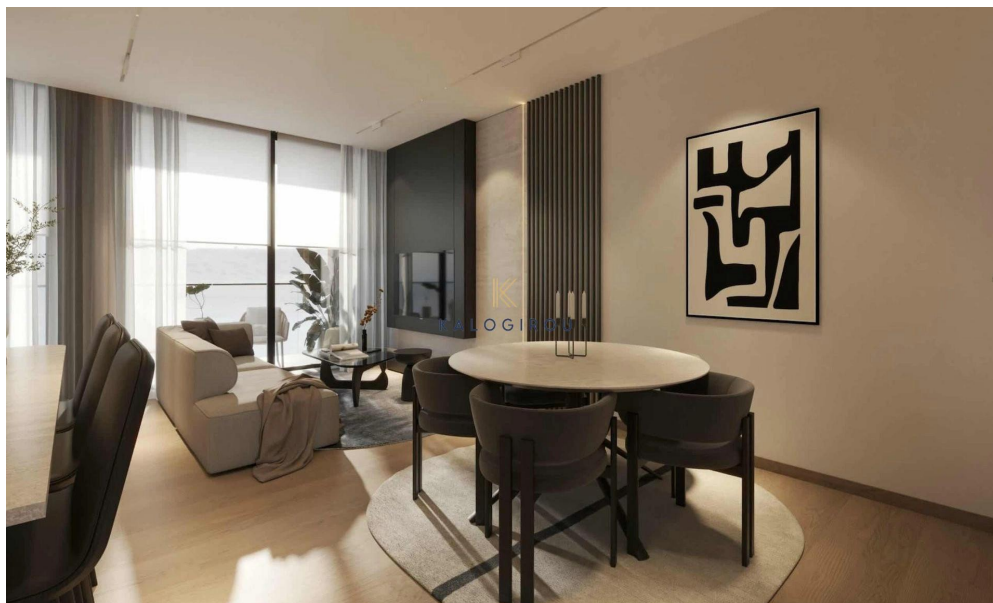
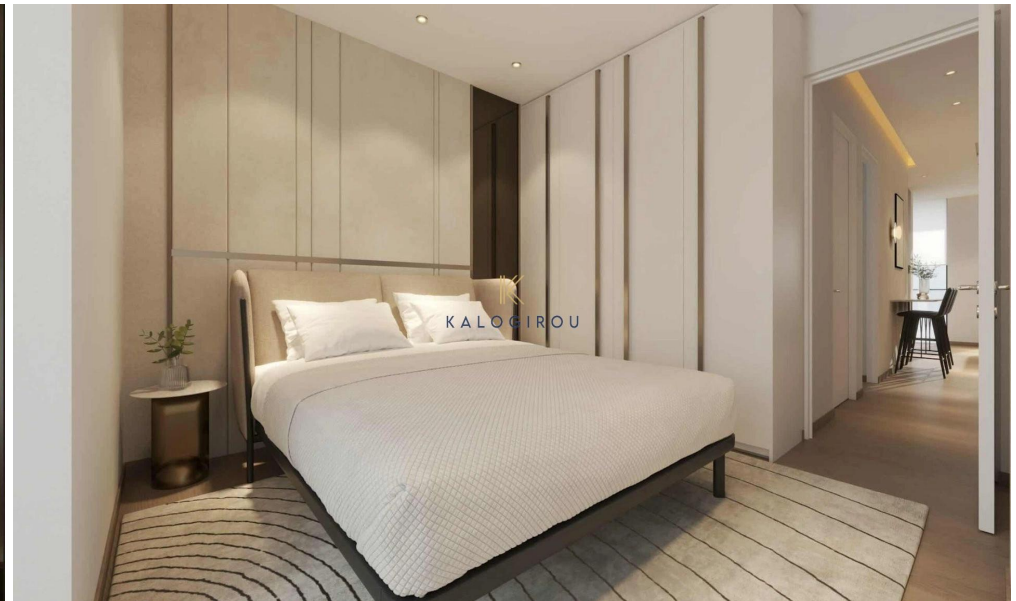
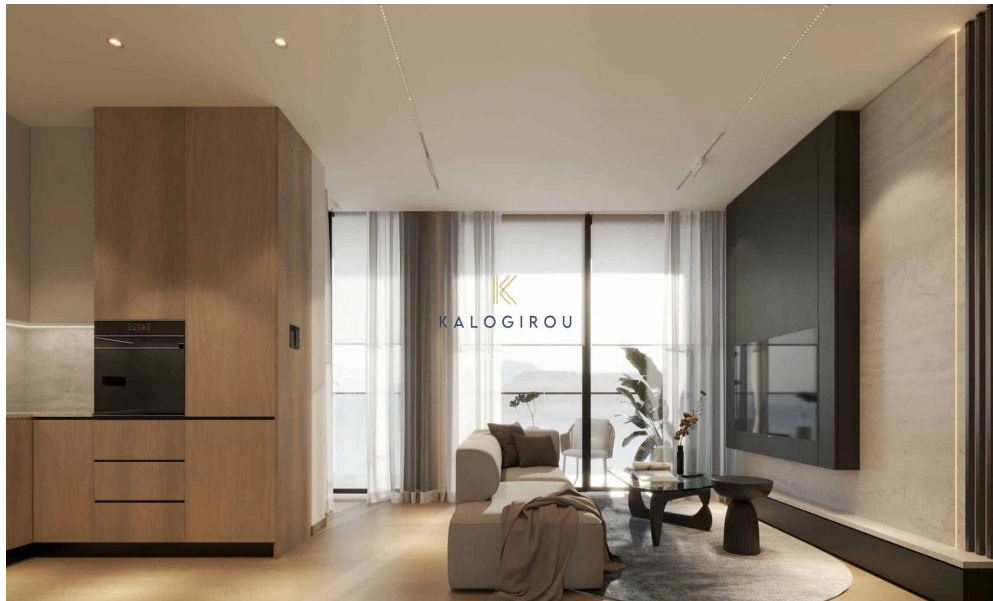
## Representative: Kalogirou Real Estate

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

€320 000 on Feb 7, 2025







Covered Internal Area: 76 sqm  
 Covered Veranda: 20.9sqm  
 Common area: 6.3sqm  
 Roof garden: 67.7sqm  
 Storage room: 1.5sqm  
 1 parking space: 12 sqm  
 Total area: 183.3 sqm

