

## 2 Bedroom Apartment for Sale in Larnaca District

Top Floor 2-Bedroom Apartment with Roof Garden for Sale in New Marina, Larnaca. Only 900 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.



Apartment on the 3rd floor for Sale in Port area, Larnaca. The property consists of an open space kitchen and living room with dining area, two bedrooms the master ensuite and a main bathroom. It offers also storage, covered parking on the ground floor and spacious covered and uncovered verandas. On the top you can enjoy a private roof garden of 37 sq m.

The flat is a part of a...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>78</b>	Parking	<b>Covered, Yes</b>	Reference Number	<b>50412</b>
Air Conditioning	<b>All rooms, Yes</b>			Property type	<b>Apartment</b>
				Condition	<b>Brand New</b>
				Bathrooms	<b>2</b>
				View	<b>City view</b>
Amenities		Location			
• Balcony		Region: <b>Larnaca</b>			
		Coordinates: <b>34.940432734445 / 33.631849880572</b>			

**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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 295.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€350 000 on Feb 13, 2025

€335 000 on Apr 29, 2025





