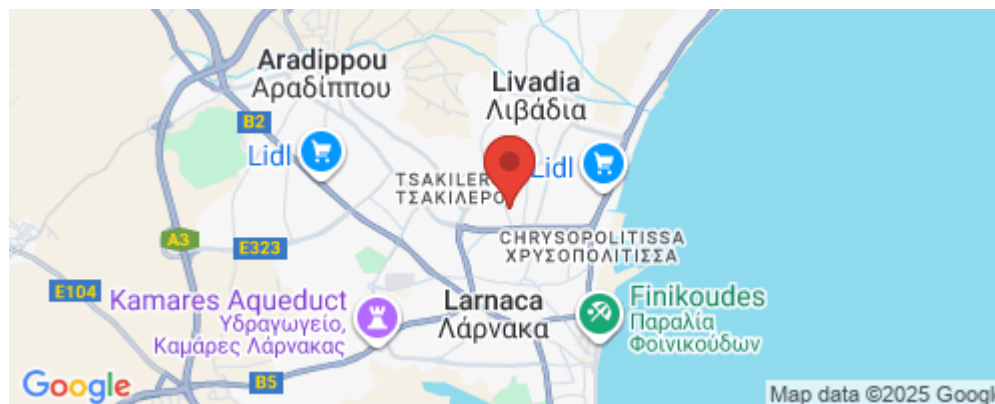


## 2 Bedroom Apartment for Sale in Larnaca District

Top Floor, Two Bedroom Flat with Roof Garden in New Marina area, Larnaca. Incredible location, close to all amenities such as schools, major supermarket, banks, pharmacies etc. Only few minutes away from the New Metropolis Mall of Larnaca. A short drive to Larnaca Town Center, the harbor and the beach. A 10-minute drive to Larnaca International Airport. Easy access to Larnaca, Nicosia, Limassol motorway.



Apartment for sale in New Marina area, Larnaca. The apartment is part of a residential building, built in 2019. The apartment has internal covered area of 81 sq. m and consists of an open plan kitchen, dining and living room area, a main bathroom (with tub), two bedrooms, master b...

### Property Info

Covered Area  
Air Conditioning

**81**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**50799**  
**Apartment**  
**Pre-Owned**  
**2**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.932983731873 / 33.62309835796**

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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>~€6 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 901.00/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>
Phone: +35724003723			

## Price change history

€255 000 on Mar 7, 2025  
 €247 000 on Mar 28, 2025  
 €235 000 on Jun 26, 2025









