

## 2 Bedroom Apartment for Sale in Larnaca District

Duplex, Two-Bedroom Apartment in the Heart of Larnaca City Center. Within walking distance to the most popular Foinikoudes 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. The apartment has an area of 104sqm. It comprises of an open plan living/dining area and kitchen, a guest toilet on the first floor and two bedrooms (one of which en-suite) and a bathroom on the second floor. The two floors are connected via an internal staircase. Double-glazed windows, ceramic flooring and split un...

### Property Info

Covered Area **104**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **45202**  
Property type **Apartment**  
Condition **Pre-Owned**

### Amenities

- Guest WC

### Location

Region: **Larnaca**  
Coordinates: **34.9112689 / 33.6369637**

**Price: €510 000 + VAT**

VAT for this property is **€25,500** or **€96,900**. 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>~€17 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 904.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€510 000 on Apr 8, 2025





