

## 2 Bedroom Apartment for Sale in Larnaca District

### 2-Bedroom Apartment

The two-bedroom apartment provides additional space and flexibility, making it suitable for families or residents who require extra comfort. The open-plan living and dining area connects naturally with the kitchen, creating a spacious and practical environment for everyday living.

Large balcony doors bring natural light into the apartment and extend the living area outdoors to a generous balcony or roof garden, perfect for relaxation or entertaining.

With elegant interior design, high-quality materials, and access to the complex's premium amenities, this apartment offers an excellent balance between comfort, modern living, and investment value.

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>100</b> |
| Covered Veranda        | <b>20</b>  |
| Floor Number           | <b>2</b>   |
| Total Number of Floors | <b>5</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

Parking **Yes**

#### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>236184</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |

#### Amenities

- Elevator

#### Location

Region: **Larnaca**

## Price: €307 000 + VAT

VAT for this property is **€15,350** or **€58,330**. 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>€3 070.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€307 000 on Apr 11, 2025





