

## 2 Bedroom Apartment for Sale in Larnaca District

Modern 2-Bedroom Whole-Floor Apartment with Sea Views in Central Larnaca

This beautifully designed 2-bedroom whole-floor apartment offers refined coastal living in the vibrant heart of Larnaca. Positioned within a boutique building of just seven units—each occupying an entire floor—this residence combines privacy, panoramic views, and exceptional modern design. With uninterrupted sea views and thoughtful open-plan interiors, it provides the perfect setting for a stylish and relaxed lifestyle.

### Apartment Features

Full-floor layout offering maximum privacy and tranquility

Two spacious bedrooms with large windows and built-in wardrobes

Contemporary open-plan...

### Property Info

Covered Area	<b>107</b>
Covered Veranda	<b>25</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>7</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>236392</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

Region: **Larnaca**

## Price: €415 000 + VAT

VAT for this property is **€20,750** or **€78,850**. 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>~€13 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 879.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€375 000 on Apr 16, 2025

€395 000 on Nov 14, 2025

€415 000 on May 15, 2026

