

## 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>7</b>   |
| Total Number of Floors | <b>7</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>236397</b>    |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |
| View             | <b>Sea view</b>  |

### Amenities

- Parking

### Location

Region: **Larnaca**

## Price: €665 000 + VAT

VAT for this property is **€33,250** or **€126,350**. 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<br>Price per SQM | <b>~€23 200.00</b><br><b>€6 215.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€575 000 on Apr 16, 2025

€665 000 on Nov 14, 2025

