

## 2 Bedroom Apartment for Sale in Larnaca District

2-Bedroom Apartment – Contemporary Comfort & Flexibility

Spacious and versatile, the two-bedroom apartment offers a home designed for small families, couples needing extra space, or professionals seeking a balance between work and leisure.

Living Room: Generous in size, the open-plan living area serves as the heart of the home. With elegant finishes and wide openings to the balcony, it creates a bright and uplifting environment for family time or entertaining guests.

Kitchen & Dining: The modern kitchen, highlighted by marble and HPL surfaces, combines sophistication with practicality. The adjacent dining area is perfect for both everyday meals and gatherings w...

### Property Info

Covered Area	<b>106</b>
Covered Veranda	<b>25</b>
Floor Number	<b>2</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>236476</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Larnaca**

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>~€6 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 264.00/m²</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>
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## Price change history

€270 000 on May 7, 2025  
 €240 000 on Aug 24, 2025













