

## 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   | Plot / Area Info |         | Additional info  |                  |
|-----------------|------------------|---------|------------------|------------------|
| Covered Area    | <b>122</b>       |         | Reference Number | <b>236477</b>    |
| Covered Veranda | <b>32</b>        | Parking | Property type    | <b>Apartment</b> |
| Floor Number    | <b>4</b>         |         | Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

Region: **Larnaca**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b><br><b>€2 869.00/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

€360 000 on May 7, 2025

€350 000 on Aug 24, 2025







