

## 2 Bedroom Apartment for Sale in Larnaca District

First Floor, Two-Bedroom Apartment for sale in Larnaca City Center. The property is situated in a quiet and residential neighborhood. Within walking  distance to the beach, shops, schools, supermarket, entertainment facilities etc. A short drive to the harbor and a 10-minute drive to Larnaca International Airport.

Apartment for sale in Larnaca Center. It consists of an open plan kitchen, living, dining area, spacious veranda at the front side, a main bathroom (shower), two bedrooms, and an en suite shower in the master bedroom. Moreover, the property has an allocated covered parking spot on the ground floor.

This luxurious building is set to redefine sophistication and elega...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>72</b>			Reference Number	<b>51647</b>
Air Conditioning	<b>All rooms, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
				Condition	<b>Brand New</b>
				Bathrooms	<b>2</b>

Amenities	Location
• Elevator	Region: <b>Larnaca</b> Coordinates: <b>34.913652916006 / 33.63112983153</b>

## Price: €355 000 + VAT

VAT for this property is **€17,750** or **€67,450**. 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 Price per SQM	<b>None</b> <b>€4 931.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€355 000 on May 20, 2025



1<sup>ST</sup>  
FLOOR

102 ►  
2 Bedrooms  
2 Bathrooms  
72.2 SQM Internal Area  
18.0 SQM Covered Veranda  
21 SQM Uncovered Veranda



101  
2 Bedrooms  
3 Bathrooms  
73.6 SQM Internal Area  
17.5 SQM Covered Veranda  
12.5 SQM Uncovered Veranda