


## 2 Bedroom Apartment for Sale in Larnaca District

Top Floor, 2-Bedroom Apartment with Roof Garden 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. 

Fourth floor apartment for sale in Larnaca Center. It consists of an open plan kitchen, living, dining area, covered veranda, a main bathroom (shower), two bedrooms, an en suite shower in the master bedroom and roof garden with beautiful city view. In addition, the property has an exclusive right of use to a covered parking and storage room.

This luxu...

### Property Info

Covered Area  
Air Conditioning

**72**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms  
View

**51654**  
**Apartment**  
**Brand New**  
**2**  
**City view**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.913652916006 / 33.63112983153**

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 250.00/m<sup>2</sup></b>		

## 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

€450 000 on May 20, 2025



## 4<sup>TH</sup> FLOOR

**402** ▶  
2 Bedrooms  
2 Bathrooms  
72.2 SQM Internal Area  
20 SQM Uncovered Veranda



◀ **401**  
2 Bedrooms  
3 Bathrooms  
73.6 SQM Internal Area  
6 SQM Covered Veranda  
14.5 SQM Uncovered Veranda

