

## 2 Bedroom Apartment for Sale in Larnaca District

Sea View, Two Bedroom Apartment for Sale in the Heart of Larnaca City Centre. Within walking distance to the beach, the promenade, Larnaca Marina, shops, amenities, all the boutiques, bars, cafes and clubs. A short drive to the harbor and a short drive to Larnaca International Airport.



Apartment for sale in the heart of Larnaca City Center. The apartment is on the 3rd floor and has internal covered area of 84 sq.m. It consists of an open plan kitchen with dining area, living room, two bedrooms, one main bathroom and an extra toilet. The apartment has 19 sq.m covered balcony and enjoys a sea view.

Title deed is available.

Extra: Elevator, A/C, Covered Parking

| Property Info    |                | Plot / Area Info                               |              | Additional info  |           |
|------------------|----------------|--|--------------|------------------|-----------|
| Covered Area     | 84             | Parking  | Covered, Yes | Reference Number | 51662     |
| Air Conditioning | All rooms, Yes |  |              | Property type    | Apartment |
|                  |                |  |              | Condition        | Pre-Owned |
|                  |                |  |              | Bathrooms        | 1         |
|                  |                |  |              | View             | City view |
| Amenities        |                | Location                                       |              |                  |           |
| • Guest WC       |                | Region: Larnaca                                |              |                  |           |
|                  |                | Coordinates: 34.908034527979 / 33.633574993745 |              |                  |           |

**Price: €295 000 + VAT**

VAT for this property is **€14,750** or **€56,050**. 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>~€8 400.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 512.00/m²</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: +35724003723 |              |            |                                     |

**Price change history**

€295 000 on May 21, 2025





