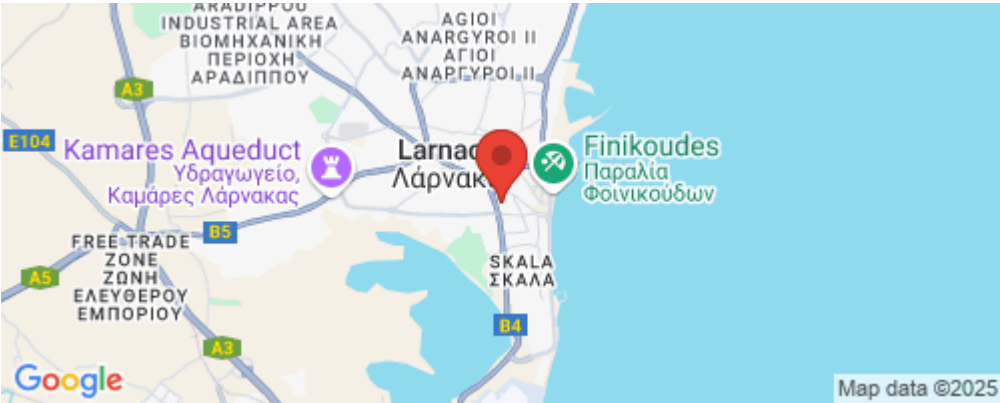


2 Bedroom Apartment for Sale in Larnaca District

Location! Location! Location!



Nestled in the heart of Larnaca’s sought-after Golden Triangle, this spacious Two Bedroom Apartment is ideally situated on the first floor of a small building comprising just four residences.

The apartment features a generous living area that opens onto a compact veranda, perfect for al fresco dining or morning coffee. At the far end of the property, you’ll find a spacious fitted kitchen with ample room for dining and access to a second veranda, enhancing the home’s light and airy feel.

Originally designed as a three-bedroom property, the apartment was thoughtfully modified by its first owner to create an expansive living space. A t...

| Property Info |     | Plot / Area Info |                | Additional info  |           |
|---------------|-----|------------------|----------------|------------------|-----------|
| Covered Area  | 101 | Parking          | Uncovered, Yes | Reference Number | 18952     |
|               |     |                  |                | Property type    | Apartment |
|               |     |                  |                | Condition        | Pre-Owned |
|               |     |                  |                | Bathrooms        | 2         |
|               |     |                  |                | View             | City view |

AmenitiesLocation



- Balcony

Region: **Larnaca**

Coordinates: **34.912552913281 / 33.629417072866**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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>~€6 000.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 327.00/m²</b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
| Phone: +35723811058 |              |            |                                    |

## Price change history

€235 000 on May 28, 2025

















