

## 2 Bedroom Apartment for Sale in Larnaca District

Top Floor, Two Bedroom Flat with Roof Garden for sale in Larnaca City Center. Surrounded by several amenities which include schools, cafes, pharmacies, restaurants etc. Foinikoudes beach, Larnaca Marina and the promenade are 3 minutes walking distance. Larnaca International Airport is 5 km away.



Apartment on the fifth floor for sale in the heart of Larnaca city center. With spacious living spaces, it consists of an open plan kitchen with island, living room, a main bathroom, 2 bedrooms, 1 en suite shower, covered veranda and a comfortable roof garden.

The apartment is part of a mixed used building. The building boasts 2 ground floor shops and 20 studio & one bedroom apar...

### Property Info

### Plot / Area Info

### Additional info

Covered Area **112**  
 Air Conditioning **All rooms, Yes**

Reference Number **51807**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

### Location

- Balcony

Region: **Larnaca**  
 Coordinates: **34.917523430793 / 33.634186128331**

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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>€3 393.00/m<sup>2</sup></b> |                 |             |

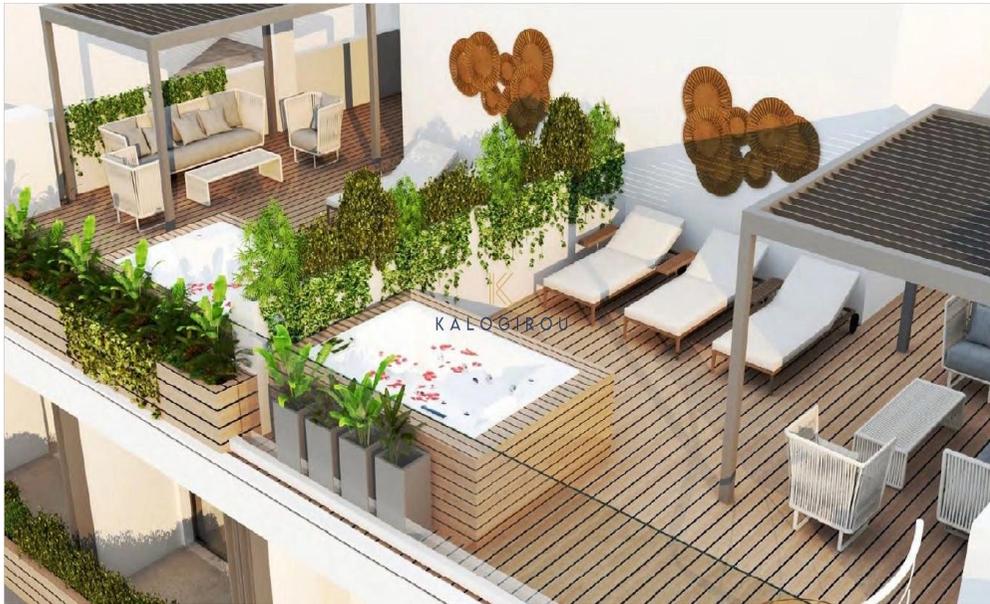
## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| 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

€380 000 on May 30, 2025





■ Typical floor  
F4



■ Ground floor level  
Entrance lobby and  
commercial spaces

