

2 Bedroom Apartment for Sale in Larnaca District

Top Floor, Two Bedroom Flat with Roof Garden for sale in Kamares area, Larnaca. It is situated next to a green area and close to all amenities, such as school, supermarkets & within two minutes from Larnaca’s new hospital. A short drive to Larnaca Town Centre, the harbour and the beach. A 7-minute drive to the airport. Easy access to Larnaca, Limassol Nicosia motorway. The property is situated in a quiet, family oriented neighborhood and residential properties.



Apartment for sale in Kamares area, Larnaca. It consists of an open plan kitchen, living, dining area, a main bathroom, two bedrooms, one en suite shower & wc in one of the bedrooms, covered veranda and roof garden...

| Property Info    |                | Plot / Area Info                               |              | Additional info  |           |
|------------------|----------------|--|--------------|------------------|-----------|
| Covered Area     | 78             | Parking  | Covered, Yes | Reference Number | 52185     |
| Air Conditioning | All rooms, Yes |  |              | Property type    | Apartment |
|                  |                |  |              | Condition        | Brand New |
|                  |                |  |              | Bathrooms        | 3         |
| Amenities        |                | Location                                       |              |                  |           |
| • Elevator       |                | Region: Larnaca                                |              |                  |           |
|                  |                | Coordinates: 34.919034975327 / 33.606865335034 |              |                  |           |

## Price: €335 000 + VAT

VAT for this property is **€16,750** or **€63,650**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 295.00/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

€335 000 on Jul 1, 2025











