

## 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...

| <b>Property Info</b> |                       | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |                  |
|----------------------|-----------------------|-------------------------|---------------------|------------------------|------------------|
| Covered Area         | <b>78</b>             |                         |                     | Reference Number       | <b>52185</b>     |
| Air Conditioning     | <b>All rooms, Yes</b> | Parking                 | <b>Covered, Yes</b> | Property type          | <b>Apartment</b> |
|                      |                       |                         |                     | Condition              | <b>Brand New</b> |
|                      |                       |                         |                     | Bathrooms              | <b>3</b>         |

| <b>Amenities</b> | <b>Location</b>   |
|------------------|---|
| • Elevator       | Region: <b>Larnaca</b><br>Coordinates: <b>34.919034975327 / 33.606865335034</b> |

## Price: €320 000 + VAT

VAT for this property is **€16,000** or **€60,800**. 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<br>Price per SQM | <b>None</b><br><b>€4 103.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€335 000 on Jul 1, 2025

€320 000 on Jan 15, 2026





