

## 2 Bedroom Apartment for Sale in Larnaca District

Located in a prime area of Larnaca with easy access to the highway and city centre, this energy-efficient two-bedroom apartment offers comfortable interiors, spacious bedrooms, and a large terrace.



Features include:

- Energy Class A
- Large energy-efficient windows
- Air conditioners in all rooms
- Solar water heater
- Net metering photovoltaic system
- Thermal insulation
- Italian kitchen and quality finishes
- Covered parking and private storage room

### Property Info

Covered Area	<b>96</b>
Covered Veranda	<b>18</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>5</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>7509</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

- Parking

**Location**

Region: **Larnaca**

Coordinates: **34.935182946908 / 33.617026655289**

## Price: €215 000 + VAT

VAT for this property is **€10,750** or **€40,850**. 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>€2 240.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€215 000 on Jul 8, 2025

