


## 2 Bedroom Apartment for Sale in Larnaca District

This spacious two-bedroom apartment is located in a peaceful, well-connected area of Larnaca — just 9 km from the international airport and within  walking distance to schools, shops, parks, and the beach (1.8 km).

The apartment features a modern open-plan layout with high-quality finishes and natural light throughout.

Residents enjoy access to a private gym, assigned parking, and nearby amenities such as restaurants, cafes, and cultural sites just 1.5 km away. A perfect blend of style, convenience, and location — ideal for living or investment.

### Property Info

Covered Area	<b>93</b>
Covered Veranda	<b>12</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>7942</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
Coordinates: **34.932394724818 / 33.635587687555**

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>~€6 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 581.00/m²</b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€240 000 on Jul 23, 2025

