

## 2 Bedroom Apartment for Sale in Larnaca District

This elegant 2-bedroom penthouse offers a blend of contemporary design and everyday comfort, located in one of Larnaca's most up-and-coming areas — near the new marina and just steps from the Radisson Blu Hotel.



Designed to high specifications, the apartment features a spacious open-plan layout, large private balcony with glass façades, and an abundance of natural light. Residents enjoy access to a communal swimming pool, covered parking, and a private storage room at ground level.

Surrounded by a full range of amenities including supermarkets, bakeries, beauty salons, and Larnaca's first shopping mall, this property is ideal for both residential living and investment...

### Property Info

Covered Area	<b>100</b>
Covered Veranda	<b>20</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>8015</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2023</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

Region: **Larnaca**  
Coordinates: **34.933098386119 / 33.633344598461**

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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>~€8 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 950.00/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

€295 000 on Jul 25, 2025







