

## 2 Bedroom Apartment for Sale in Larnaca District

Modern, Two Bedroom Apartments for sale in Mc Donalds Drive Thru, Larnaca. The advantageous location of this property offers the new owners a broad range of amenities and entertainment facilities in close reach. A short drive to Larnaca Town Centre, the harbor and the beach. Very easy access to Larnaca, Limassol, Nicosia intersection. The lovely residential neighborhood is quiet and family orientated surrounded by residential properties. X

The property consist of an open plan kitchen living and dining area ,two bedrooms ,the master bedroom has en suit shower, one main bathroom with wc It has internal area of 80sqm (approx.).The apartment has also a covered parking on the ground floor...

| Property Info    |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>80</b>             |                  |                     | Reference Number | <b>52715</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>2</b>         |
|                  |                       |                  |                     | View             | <b>City view</b> |

| Amenities | Location   |
|-----------|--|
| • Balcony | Region: <b>Larnaca</b><br>Coordinates: <b>34.92239 / 33.624577</b> |

## Price: €205 000 + VAT

VAT for this property is **€10,250** or **€38,950**. 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>€2 563.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

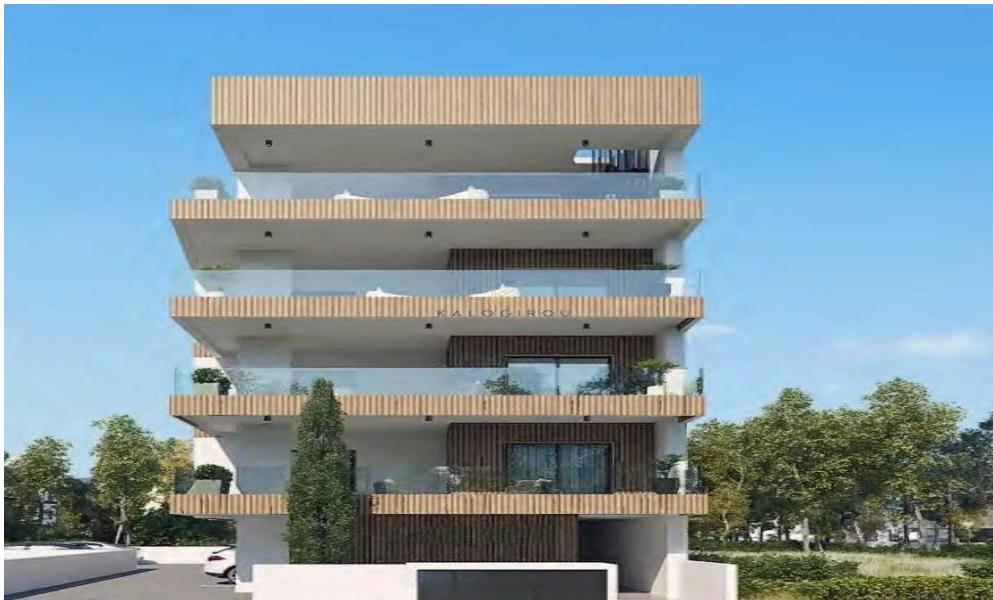
## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| 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

€205 000 on Aug 15, 2025

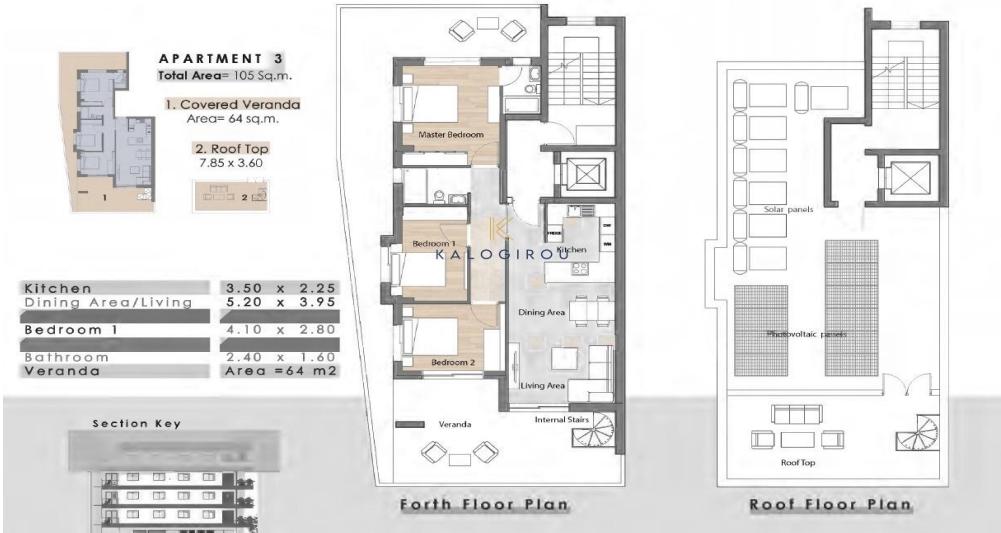








## FOURTH FLOOR PLAN / ROOF



## TYPICAL FLOOR PLAN

