

## 2 Bedroom Apartment for Sale in Larnaca District

Welcome to your new home in the heart of Larnaca. Just a minute's walk from the New Marina and the iconic Finikoudes promenade, this modern 2-bedroom apartment combines comfort, style, and an unbeatable location in one of the city's most desirable neighborhoods.

Situated in a secure building constructed in 2020, the property offers peace of mind with 24/7 surrounding security cameras and an elevator for easy access. Spanning 112 square meters, the apartment features a well-designed layout with an open-plan kitchen and living area that is both bright and welcoming—perfect for relaxing or entertaining guests.

The apartment includes two generously sized bedrooms. The mast...

### Property Info

Covered Area	<b>114</b>
Floor Number	<b>1</b>
Energy Efficiency	<b>A</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>238841</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2020</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Larnaca**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 070.00/m²</b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€295 000 on Aug 20, 2025

€280 000 on Aug 27, 2025

€350 000 on Sep 29, 2025









