

## 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 mas...

### 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> |
|---------|---------------------|

### 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









