

## 2 Bedroom Apartment for Sale in Kamares, Larnaca District

This luxury, modern, and exceptionally comfortable 2-bedroom apartment located in one of Larnaca’s most desirable residential areas. Just steps away from Metropolis Mall and the New Hospital, this beautifully designed apartment offers an ideal combination of style, functionality, and convenience.

The apartment features a fully equipped kitchen with high-end appliances, including a dishwasher, and A++/A+++ energy-efficient air conditioning units in all rooms. The open-plan layout connects the kitchen with the bright and airy living room, extending out to a spacious covered veranda—perfect for relaxing or entertaining.

The property offers two well-appointed bedrooms and tw...

### Property Info

Covered Area	<b>86</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>238844</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2021</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Kamares Region: **Larnaca**

**Price: €265 000 + VAT**

VAT for this property is **€13,250** or **€50,350**. 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>~€7 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 081.00/m<sup>2</sup></b>		

**Representative: MySpace**

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

**Price change history**

€280 000 on Aug 20, 2025

€265 000 on Aug 27, 2025



