

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

Entire- Floor, 2+1 Bedroom Apartment for sale in Drosia area, Larnaca. Amazing location, close to all amenities such as schools, major supermarket,  banks, pharmacies etc. Only few minutes away from the New Metropolis Mall of Larnaca. A short drive to Larnaca Town Center, the harbor and the beach. A 15-minute drive to Phinikoudes promenade and Larnaca International Airport. Easy access to Larnaca, Nicosia, Limassol motorway.

Apartment on the third floor for sale in Drosia area, Larnaca. It consists of an open plan kitchen, living, dining area, a main bathroom, laundry station, two bedrooms, one en suite shower room, front covered veranda and covered side veranda. There is provision ...

| Property Info    |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>93</b>             |                  |                     | Reference Number | <b>52920</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>         |

| Amenities  | Location                                                                         | Region:        |
|------------|----------------------------------------------------------------------------------|----------------|
| • Elevator | <b>Location:</b> Drosia<br>Coordinates: <b>34.916269007668 / 33.621315952788</b> | <b>Larnaca</b> |

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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<br>Price per SQM | <b>None</b><br><b>€4 839.00/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

€450 000 on Sep 3, 2025











