


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

This modern two-bedroom apartment is part of a brand-new luxury development in prestigious area of Larnaca. Designed with comfort and style in mind, it offers bright interiors, functional layouts, and a prime location that combines tranquility with easy access to the city's main attractions. 

### Key Advantages:

- Spacious 2-bedroom layout
- Just 225 meters from Patticheio Park
- 6 minutes from Larnaca General Hospital
- 7 minutes from Larnaca Downtown and Finikoudes Beach
- 10 minutes from Metropolis Mall

### Property Info

Covered Area	<b>104</b>
Covered Veranda	<b>23</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>8922</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Drosia Region: **Larnaca**  
 Coordinates: **34.911968328075 / 33.623539197925**

## Price: €340 000 + VAT

VAT for this property is **€17,000** or **€64,600**. 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>~€10 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 269.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€340 000 on Sep 16, 2025



**3<sup>RD</sup> FLOOR**

**302** ▶  
2 Bedrooms  
2 Bathrooms  
81.75 SQM Internal Area  
23.2 SQM Covered Veranda



◀ **301**  
2 Bedrooms  
2 Bathrooms  
81.75 SQM Internal Area  
23.2 SQM Covered Veranda