

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

Located in one of the most prestigious and sought-after neighborhoods of Larnaca, this brand-new development offers a unique opportunity to own a stylish two-bedroom penthouse with a spacious private roof terrace. 

The penthouse combines elegant modern design with practical comfort, featuring open-plan interiors, large windows that fill the space with natural light, and high-quality finishes throughout. The highlight is the expansive roof terrace, ideal for outdoor living, entertaining, and enjoying the stunning city views.

### Key Advantages:

- Just 225m from Patticheio Park
- 6 minutes from Larnaca General Hospital
- 7 minutes to Larnaca Down...

### Property Info

Covered Area	<b>114</b>
Covered Veranda	<b>27</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>8924</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

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

Region: **Larnaca**

## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 263.00/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

€600 000 on Sep 16, 2025



## 4<sup>TH</sup> FLOOR



◀ **401**  
2 Bedrooms  
2 Bathrooms  
87.66 SQM Internal Area  
27.3 SQM Covered Veranda  
110 SQM Uncovered Roof Terrace