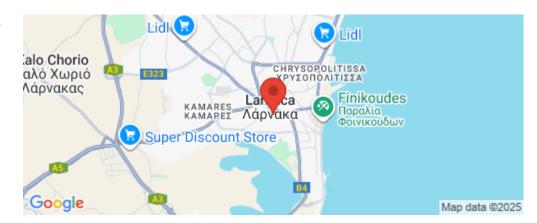


## 2 Bedroom Apartment for Sale in Drosia, Larnaca District

This boutique residence offers just four exclusive whole-floor apartments, ensuring maximum privacy and comfort. The 2-bedroom unit features a bright and functional layout with modern architectural design, large windows that fill the space with natural light, and refined details throughout.



Perfectly located in the heart of Larnaca, the apartment is within walking distance of schools, supermarkets, and essential amenities, while being set in a quiet residential neighborhood. The famous Phinikoudes promenade and Blue Flag beach are only a 15-minute walk away, making it ideal for both permanent living and holiday escapes.

## Key Features:

- Spacious 2-bedroom residenc...

Property Info		Plot / Area Ir	Plot / Area Info		Additional info	
Covered Area	122			Reference Number 8983	8083	
Covered Veranda	27	Parking <b>Covered, Yes</b>				
Floor Number	2		Property type	Apartment		
Total Number of Floors	4	ranking	2010.04, 105	Bathrooms	2	
	•			View	City view	
Energy Efficiency	Δ					

Amenities Location



Location: Drosia

Coordinates: **34.916182458357** / **33.621382708612** 

Region: Larnaca



Price: €399 000 + VAT

VAT for this property is €19,950 or €75,810. 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 Excluded Title transfer fee  $\sim$  £12 560.00 Common expenses None Price per SQM  $\in$  3 270.00/m<sup>2</sup>

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

## **Price change history**

€399 000 on Sep 18, 2025



















