

## 2 Bedroom Apartment for Sale in Larnaca District

This is a luxurious two-bedroom apartment with two bathrooms and a total area of 108 m<sup>2</sup>, including one dedicated parking space. The apartment features a bright and spacious open-plan layout with a modern kitchen, living, and dining area, designed for both comfort and functionality. High-quality finishes include European tiles, parquet flooring, and luxury bathroom fittings.



Residents enjoy panoramic sea views and abundant natural light throughout the apartment. The property is ideally located just minutes from the Finikoudes seafront, Larnaca city centre, shops, restaurants, and Metropolis Mall. Excellent transport links, walking and cycling paths, and a secure building with high...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>108</b> |
| Covered Veranda        | <b>23</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>8</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>9171</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |
| View             | <b>Sea view</b>  |

### Amenities

- Parking

### Location

Region: **Larnaca**  
Coordinates: **34.923404921674 / 33.637701282376**

## Price: €560 000 + VAT

VAT for this property is **€28,000** or **€106,400**. 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>~€19 000.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 185.00/m²</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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€560 000 on Oct 1, 2025





