

## 2 Bedroom Apartment for Sale in Larnaca District

Elegant, Whole- Floor Flat with Two Bedrooms for Sale in Larnaca Centre. A pioneering development in what is to become Larnaca’s most prestigious coastal region. Just a short stroll away, you’ll find an array of trendy cafes, restaurants, and boutique shops. All daily needs are well catered for at nearby supermarkets and speciality stores. Metropolis Mall is a short 10-minute drive, as is the new hospital and the main government and municipal offices. ✖

Apartment for sale in Larnaca Town Centre. It is on the first floor and consists of an open plan kitchen, living, dining area, a main bathroom, two bedrooms, an en suite shower room in the primary bedroom and spacious covered vera...

### Property Info

Covered Area **85**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **53267**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **Sea view**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
 Coordinates: **34.923367571818 / 33.637749443358**

## 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 588.00/m<sup>2</sup></b>		

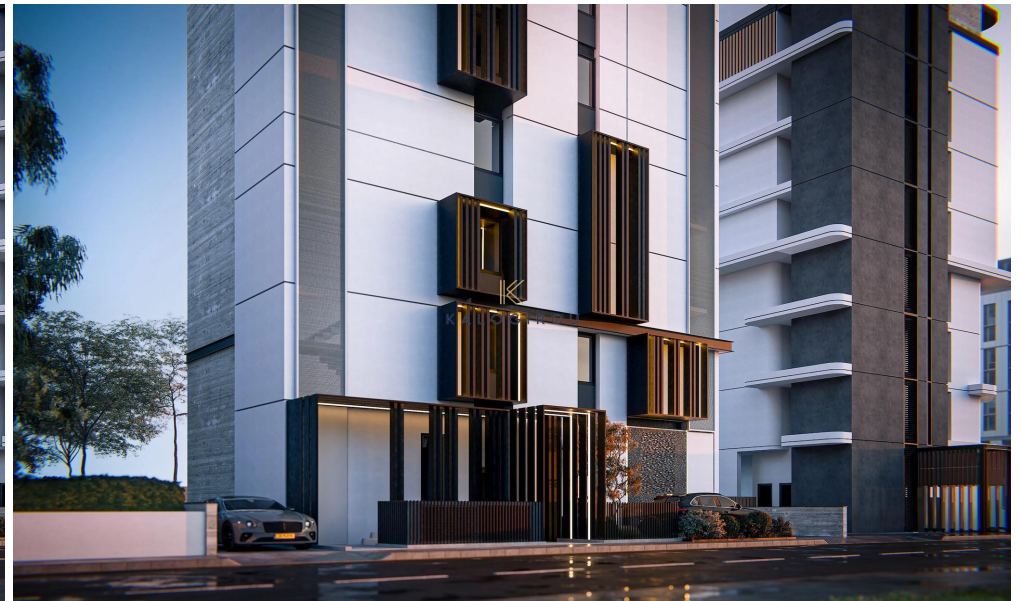
## Representative: Kalogirou Real Estate

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

€560 000 on Oct 7, 2025







First Floor



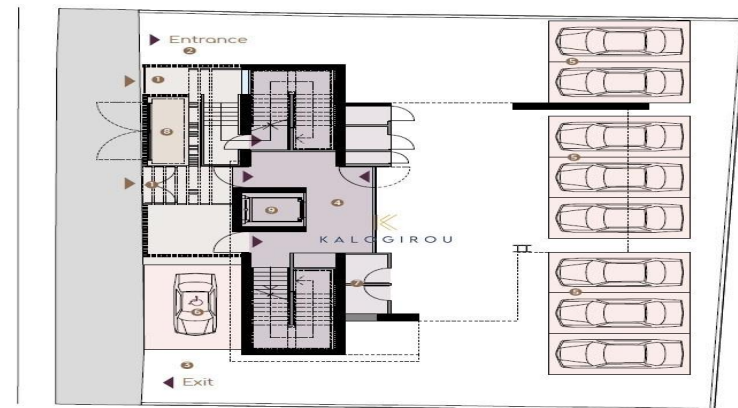
Ground Floor



**2 Bedroom Apartment**

**101**

Total Area:	108 m <sup>2</sup>	Bedrooms:	2
Internal Area:	85 m <sup>2</sup>	Bathrooms:	2
Covered Vernadas:	23 m <sup>2</sup>	Parking:	1



- |                        |                     |                 |
|------------------------|---------------------|-----------------|
| 1. Pedestrian Entrance | 4. Lobby            | 7. Storage Area |
| 2. Vehicle Entrance    | 5. Parking Area     | 8. Garbage      |
| 3. Vehicle Exit        | 6. Disabled Parking | 9. Lift         |