

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

This superb project is located in a quiet residential area of Larnaca, near the famous Kamares viaduct. It is also in close proximity to supermarkets, schools, entertainment facilities and other local amenities, including the new Mall of Larnaca. From here you have very easy access to the city centre, motorway network and Larnaca airport.

The building consists of 1-2 bedroom apartments, all with en-suite bathrooms with modern style walk-in showers, large verandas, private covered parking and storage room. The internal areas have been designed to offer maximum comfort and convenient living. Customized modern kitchens with granite worktops are also incorporated.

All apartments ...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>98</b>				
Covered Veranda	<b>18</b>			Reference Number	<b>6046</b>
Floor Number	<b>3</b>			Property type	<b>Apartment</b>
Total Number of Floors	<b>3</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Furnishing	<b>Unfurnished</b>			Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>				
Heating	<b>Autonomous Heating, Yes</b>				
<b>Amenities</b>		<b>Location</b>			
• Parking		<b>Location:</b> Kamares	<b>Region:</b> Larnaca		
Coordinates: <b>34.912057 / 33.592323</b>					

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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 Price per SQM	<b>None</b> <b>€2 500.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<a href="mailto:info@cyprus-sothebysrealty.com">info@cyprus-sothebysrealty.com</a>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>

Phone: **+35726080180, +35797612926**

## Price change history

€260 000 on Oct 8, 2025

€255 000 on Oct 16, 2025

€245 000 on Feb 7, 2026





