

## 2 Bedroom Apartment for Sale in Larnaca District

In a quiet location of Larnaca, this sophisticated new development offers spacious two-bedroom apartments, designed to combine modern comfort with elegant style. Ideally situated, it provides a harmonious mix of privacy and convenience – just a 10 minutes' drive from the coastline and surrounded by everything you need for daily life. From schools and supermarkets to local shops and pharmacies, every essential is close at hand. The three-storey building is thoughtfully planned with only two apartments on each floor, ensuring an exclusive and peaceful residential environment. Each residence features a large veranda, perfect for enjoying morning coffee or evening sunsets, while...

### Property Info

Covered Area	<b>102</b>
Covered Veranda	<b>16</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>14166</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
Coordinates: **34.939312 / 33.619812**

## Price: €226 000 + VAT

VAT for this property is **€11,300** or **€42,940**. 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>~€5 640.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 216.00/m²</b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€226 000 on Oct 9, 2025





