

2 Bedroom Apartment for Sale in Larnaca District

Located directly on Castella Beach in one of Larnaca's most desirable coastal areas, this unique property consists of two adjacent one-bedroom apartments, currently combined into one spacious two-bedroom beachfront residence.

Positioned on the 3rd floor of a gated complex, the apartment enjoys uninterrupted sea views from all main rooms and verandas. The open-plan living and dining area opens to a large covered balcony overlooking the Mediterranean, while both bedrooms also face the sea. The space can easily be re-divided into two independent units, as each apartment retains its own title deed and separate electricity meter.

Residents benefit from secure gated access, land...

Property Info

Covered Area	120
Floor Number	3
Energy Efficiency	B

Plot / Area Info

Parking	Uncovered, Yes
---------	-----------------------

Additional info

Reference Number	240280
Property type	Apartment
Condition	Pre-Owned
Construction Year	1991-2000
Bathrooms	2
View	Sea view

Amenities

- Parking

Location

Region: **Larnaca**

Price: €795 000 + VAT

VAT for this property is **€39,750** or **€151,050**. 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	~€28 400.00	Common expenses	None
		Price per SQM	€6 625.00/m²		

Representative: MySpace

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty ltd
Phone: +35795129336, +35799409010			

Price change history

€795 000 on Oct 29, 2025



