

## 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...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>120</b>			Reference Number	<b>240280</b>
Floor Number	<b>3</b>	Parking	<b>Uncovered, Yes</b>	Property type	<b>Apartment</b>
Energy Efficiency	<b>B</b>			Condition	<b>Pre-Owned</b>
				Construction Year	<b>1991-2000</b>
				Bathrooms	<b>2</b>
				View	<b>Sea view</b>

### 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€28 400.00</b> <b>€6 625.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€795 000 on Oct 29, 2025



