

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	MYSACE Real Estate/ A.SP.Thinkrealty ltd
Phone: +35795129336, +35799409010			

Price change history

€795 000 on Oct 29, 2025



