

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

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|--|--------------|------------|--|
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Price change history

€795 000 on Oct 29, 2025



