

## 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	<b>120</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>B</b>

### Plot / Area Info

Parking	<b>Uncovered, Yes</b>
---------	-----------------------

### Additional info

Reference Number	<b>240280</b>
Property type	<b>Apartment</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	<b>~€28 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 625.00/m<sup>2</sup></b>		

## Representative: MySpace

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

## Price change history

€795 000 on Oct 29, 2025



