

## 2 Bedroom Apartment for Sale in Larnaca District

A modern 2-bedroom apartment in the New Marina Area, coming soon in one of Larnaca's most desirable locations. This apartment offers an ideal layout for comfortable living or rental investment, featuring bright living spaces and modern finishes. Just a few meters from the New Marina and close to the city center, it combines convenience, lifestyle, and excellent investment potential. ✖

Property Info	Plot / Area Info	Additional info		
Covered Area	<b>103</b>		Reference Number	<b>10838</b>
Covered Veranda	<b>25</b>		Property type	<b>Apartment</b>
Floor Number	<b>1</b>	Parking	Bathrooms	<b>2</b>
Total Number of Floors	<b>3</b>			

Amenities	Location
• Parking	Region: <b>Larnaca</b> Coordinates: <b>34.935218128976 / 33.629536642841</b>

## Price: €290 000 + VAT

VAT for this property is **€14,500** or **€55,100**. 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>~€8 200.00</b> <b>€2 816.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€290 000 on Dec 13, 2025

