


## 2 Bedroom House for Sale in Larnaca District

Renovated two-bedroom bungalow in Agios Ioannis area, Larnaca. Great location, as all amenities, such as Greek and English schools, major supermarkets, entertainment and sporting facilities, are within close proximity. A short drive to Larnaca Town Centre, the harbor and the beach. A 5 minutes' drive to the airport. Easy access to Larnaca, Limassol Nicosia motorway. 

House for sale in Agios Ioannis area, Larnaca Town. The property is a house with 85 sq. m internal covered area and 100 sq. m plot area. It consists of two bedrooms, open plan kitchen, living room, a shower, 1 wc and a roof garden.

Extra: Roof Garden, Fully Furnished, Electrical Appliances, BBQ Area, Electric ...

### Property Info

Covered Area  
Air Conditioning

**85**  
**All rooms, Yes**

### Plot / Area Info

Plot area **100**

### Additional info

Reference Number **45532**  
Property type **House**  
Condition **Pre-Owned**

### Amenities

- BBQ zone

### Location

Region: **Larnaca**  
Coordinates: **34.923430049574 / 33.621521621704**

## Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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>~€4 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 294.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€195 000 on Feb 3, 2026







