

## 2 Bedroom Apartment for Sale in Larnaca District

An elegant two-bedroom apartment in a boutique residential development, strategically located just a short distance from the heart of Larnaca, Cyprus. The property offers excellent access to the city centre, local amenities, dining, shopping, and transport links.



### Key Features:

- Two spacious bedrooms, ideal for families, couples, or as an investment property
- Modern open-plan living and dining area
- Thoughtfully designed to maximize natural light and efficient use of space
- Quality craftsmanship and contemporary finishes
- Private storage and covered parking
- Part of a low-rise building with only 10 apartments, offering privacy an...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>94</b> |
| Covered Veranda        | <b>14</b> |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>3</b>  |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>11634</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.93301922 / 33.62497688**

## Price: €210 000 + VAT

VAT for this property is **€10,500** or **€39,900**. 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>~€5 000.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 234.00/m<sup>2</sup></b> |                 |             |

## 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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€210 000 on Feb 4, 2026





