

## 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>2</b>
Total Number of Floors	<b>3</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>11642</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Larnaca**

Coordinates: **34.93301922 / 33.62497688**

## Price: €225 000 + VAT

VAT for this property is **€11,250** or **€42,750**. 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>~€5 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 394.00/m²</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>
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## Price change history

€225 000 on Feb 4, 2026







