

## 2 Bedroom Apartment for Sale in Larnaca District

Top Floor, Two-Bedroom Flat with Roof Garden for Sale in Larnaca City Center. The property is located in central area, just minutes away from Finikoudes beach and within close proximity to schools, shops, supermarkets, restaurants etc. Key landmarks such as Municipal Park and Municipal Library are at a close distance. International airport of Larnaca is 10 minutes driving distance. ✖

Third floor apartment, for sale in Larnaca Center. It has spacious living areas & consists of an open plan kitchen-living-dining area, two bedrooms- en suite with shower master bedroom, main bathroom, covered veranda and big roof garden. The roof garden includes the veranda area, open kitchen, wc an...

### Property Info

Covered Area  
Air Conditioning

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

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms  
View

**55064**  
**Apartment**  
**Brand New**  
**2**  
**City view**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.915639200073 / 33.625602241963**

**Price: €450 000 + VAT**

VAT for this property is **€22,500** or **€85,500**. 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.

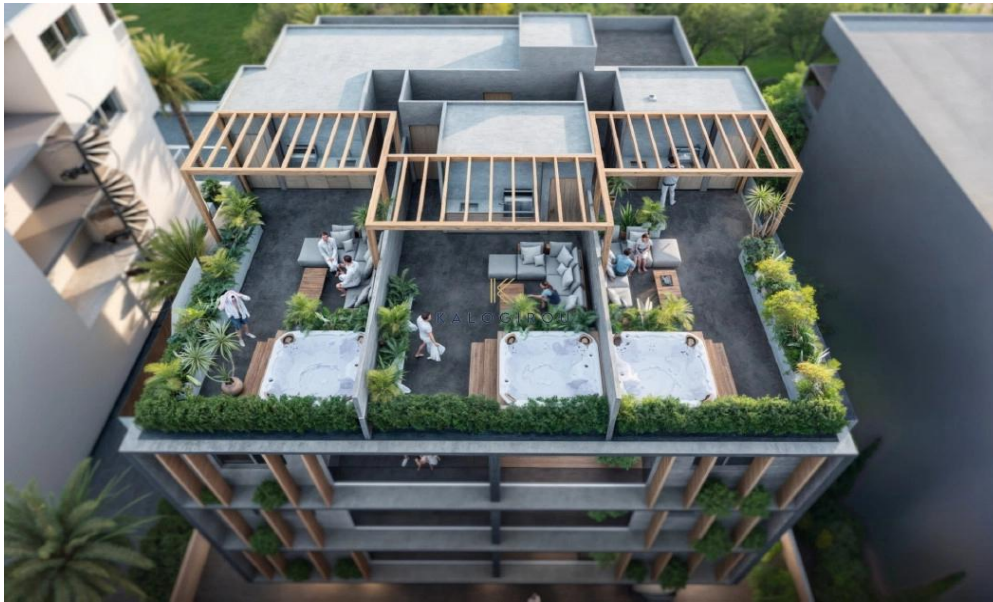
|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 294.00/m<sup>2</sup></b> |                 |             |

**Representative: Kalogirou Real Estate**

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| Registration number        | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number             | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

**Price change history**

€450 000 on Feb 26, 2026

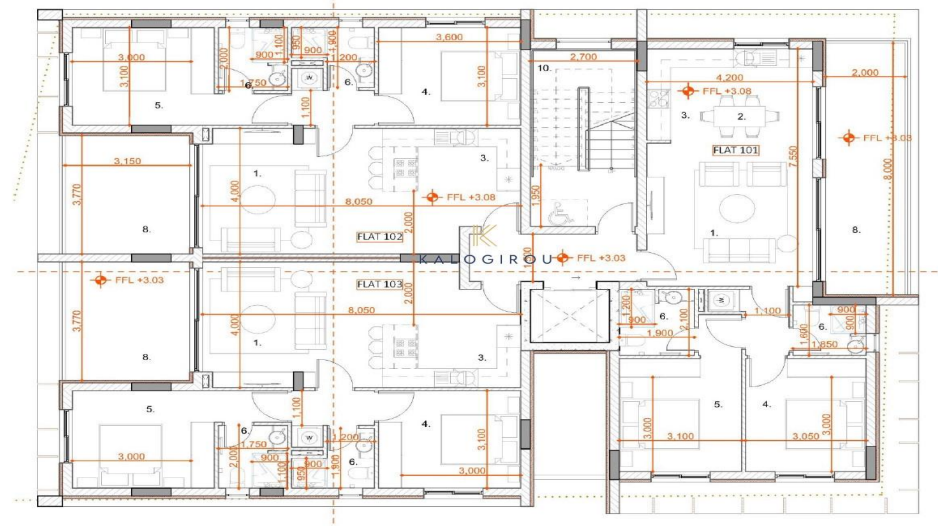




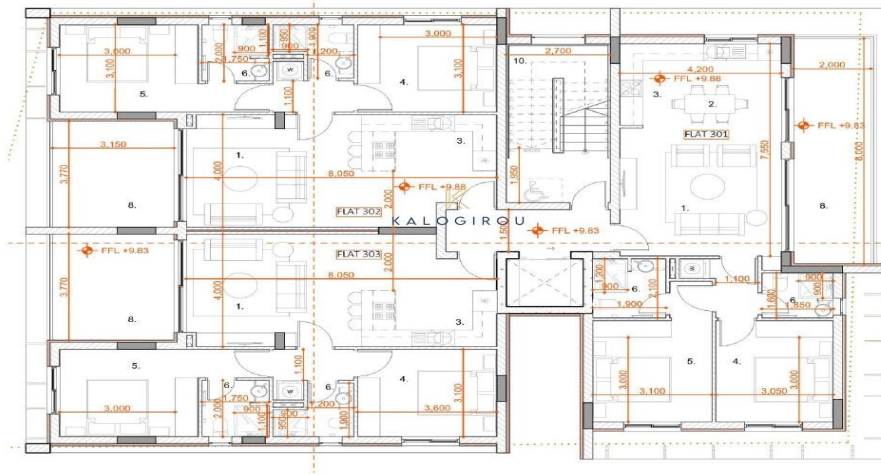




## 1<sup>st</sup> Floor Plan



## 3RD Floor Plan



## 3RD FLOOR / PENTHOUSE - 302



PRIVATE ROOF GARDEN

