


## 2 Bedroom Apartment for Sale in Larnaca District

This modern two-bedroom penthouse is ideally located just a few meters from the New Marina and Port in Larnaca, offering easy access to the city centre and all essential amenities. Designed for comfort and practicality, it represents an excellent choice for both permanent living and rental investment. 

### Key Features:

- Two-bedroom penthouse with functional layout
- Rooftop terrace for outdoor living and entertaining
- Large covered veranda that can be converted into an additional bedroom
- Ideal for rental or personal use
- Close proximity to the New Marina and Port
- Convenient access to Larnaca city centre, shops, and services

### Property Info

Covered Area	<b>92</b>
Covered Veranda	<b>14</b>
Uncovered Veranda	<b>32</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>12168</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>

### Amenities

- Roof Garden

### Location

Region: **Larnaca**  
 Coordinates: **34.93593936 / 33.63629578**

## Price: €360 000 + VAT

VAT for this property is **€18,000** or **€68,400**. 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>~€11 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 913.00/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

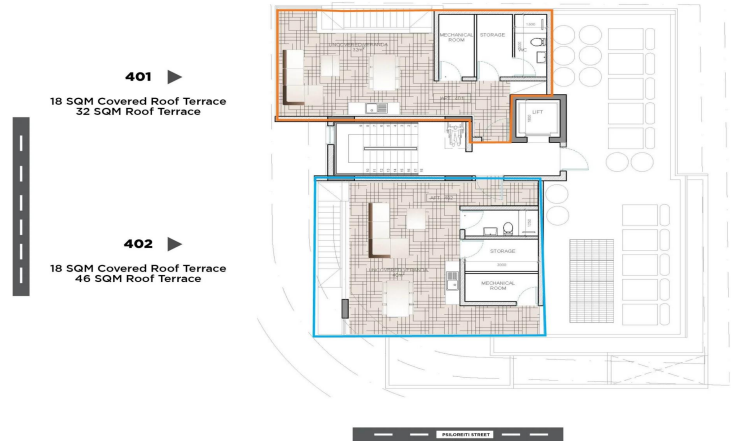
€340 000 on Mar 6, 2026

€360 000 on Apr 4, 2026





**ROOF FLOOR**



**4<sup>TH</sup> FLOOR**

