


## 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
- Large covered veranda that can be converted into an additional bedroom
- Rooftop terrace with potential to create an extra bedroom or living space
- Ideal for rental or personal use
- Close proximity to the New Marina and Port
- Convenient access to Larnaca city centre, shops...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>105</b> |
| Covered Veranda        | <b>17</b>  |
| Uncovered Veranda      | <b>46</b>  |
| Floor Number           | <b>4</b>   |
| Total Number of Floors | <b>4</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>12169</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Roof Garden

### Location

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

## Price: €370 000 + VAT

VAT for this property is **€18,500** or **€70,300**. 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>~€11 400.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 524.00/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

€350 000 on Mar 6, 2026

€370 000 on Apr 4, 2026



## 4<sup>TH</sup> FLOOR



**401**  
 3 (2+1) Bedrooms  
 3 (2+1) Bathrooms  
 78.5 SQM Internal Area  
 14 SQM Covered Veranda  
 18 SQM Covered Roof Terrace  
 32 SQM Roof Terrace

**402**  
 4 (2+2) Bedrooms  
 3 (2+1) Bathrooms  
 88 (78+10) SQM Internal Area  
 17 SQM Covered Veranda  
 18 SQM Covered Roof Terrace  
 46 SQM Roof Terrace

Areas & Plans are not final and are subject to modifications