

## 2 Bedroom Apartment for Sale in Larnaca District

This modern two-bedroom apartment is located in a contemporary residential complex just 400 meters from the coastline in Larnaca, offering an ideal combination of convenience, lifestyle, and coastal living. 

The apartment features a well-designed layout with bright interiors, quality finishes, and spacious living areas, creating a comfortable home suitable for both permanent residence and investment.

### Key Features

- Two well-proportioned bedrooms
- Open-plan living and dining area
- Modern kitchen with high-quality specifications
- Contemporary design and elegant finishes

### Location Benefits

- Only 400 meters from the sea
- ?...

### Property Info

Covered Area	<b>112</b>
Covered Veranda	<b>22</b>
Floor Number	<b>11</b>
Total Number of Floors	<b>20</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>12297</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.93874505 / 33.63712193**

## Price: €615 000 + VAT

VAT for this property is **€30,750** or **€116,850**. 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>~€21 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 491.00/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

€615 000 on Mar 14, 2026





