

## 2 Bedroom Apartment for Sale in Larnaca District

Stylish Two-Bedroom Apartment with Large Balconies in New Marina Port, Larnaca. A unique high-end project located in one of the most promising areas of Larnaca. The property is within walking distance to the New Marina and Larnaca city centre, while offering easy access to the highway network and being only 7 km from Larnaca International Airport. The location is ideal, with all amenities nearby, including Greek and English schools, major supermarkets, entertainment, and sporting facilities. The area is quiet, residential, and family-oriented.

The apartment consists of two bedrooms, an open-plan kitchen, living and dining area, a main bathroom, and an en-suite shower in the master ...

### Property Info

Covered Area **81**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **55544**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**

### Amenities

- Guest WC

### Location

Region: **Larnaca**

## Price: €305 000 + VAT

VAT for this property is **€15,250** or **€57,950**. 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>~€8 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 765.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€305 000 on Apr 4, 2026









