

## 2 Bedroom Apartment for Sale in Larnaca District

Top floor, 2-bedroom apartment with roof garden for sale in New Mall area, Larnaca Town. Great location, as all amenities, such as Greek and English schools, major supermarkets, entertainment and sporting facilities, are within close proximity. Located in a lovely residential area of Larnaca within proximity to the New Metropolis Mall. There is easy access to major highways without getting delayed in any traffic. The lovely residential neighborhood is quiet and family orientated surrounded by large luxury houses and residential properties.



Apartment for sale in New Mall area, Larnaca Town. The properties consist of 2 bedrooms, open plan kitchen, living room, 1 bath, 1 shower 2 wc, ...

### Property Info

Covered Area **89**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **42658**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Balcony

### Location

Region: **Larnaca**  
 Coordinates: **34.931427215828 / 33.608213060266**

## Price: €295 000 + VAT

VAT for this property is **€14,750** or **€56,050**. 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>€3 315.00/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>                          |
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## Price change history

€325 000 on Aug 9, 2024  
 €330 000 on Dec 24, 2024  
 €345 000 on Feb 8, 2025  
 €330 000 on Apr 30, 2025  
 €325 000 on Jul 8, 2025  
 €315 000 on Feb 12, 2026  
 €295 000 on May 26, 2026







