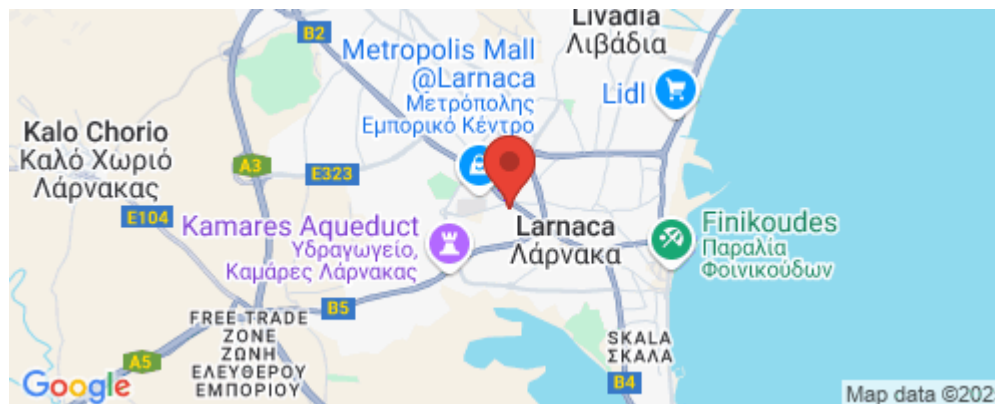


### 3 Bedroom Apartment for Sale in Larnaca District

Large, three bedrooms apartment for sale in the New Mall area, Larnaca. Walking distance to the New Metropolis Mall of Larnaca. Amazing location, as all amenities, such as schools, major supermarkets, entertainment and sporting facilities, are within close proximity. A short drive to Larnaca Town Center. There is easy access to major highways without getting delayed in any traffic.



Apartment for Sale in New Mall area, Larnaca. The property consists of an open plan kitchen, living room with dining area, three bedrooms one en suite with shower and wc and one main bathroom with wc, covered veranda.

The apartment has an internal covered area of 101 sqm plus 22 sqm of covered v...

#### Property Info

Covered Area **101**  
 Furnishing **Partially furnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **43502**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **1**

#### Amenities

- Balcony

#### Location

Region: **Larnaca**  
 Coordinates: **34.922563004488 / 33.610549704907**

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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>~€6 000.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 327.00/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>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€235 000 on Aug 9, 2024





