

## 2 Bedroom Apartment for Sale in Larnaca District

Two-bedroom, with large roof garden in New Mall area, Larnaca. 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.

Top floor apartment for sale in New Mall area, Larnaca Town. The apartment is on the third floor with internal covered area of 84.8 sq.m, consists of 2 bedrooms, open pla...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>85</b>			Reference Number	<b>43983</b>
Furnishing	<b>Unfurnished</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
				Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

Region: **Larnaca**

Coordinates: **34.92759993735 / 33.60296927829**

## Price: €325 000 + VAT

VAT for this property is **€16,250** or **€61,750**. 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 Price per SQM	<b>None</b> <b>€3 824.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

- €360 000 on Aug 9, 2024
- €345 000 on May 1, 2025
- €335 000 on Jul 8, 2025
- €345 000 on Jan 29, 2026
- €325 000 on Feb 11, 2026





