

## 2 Bedroom Apartment for Sale in Larnaca District

Prestigious 2+1 bedrooms apartment for sale in New mall area of Larnaca. It is a luxurious gated apartment complex located in a prime area at the intersection of three major roads, offering easy access to Larnaca, Nicosia, and Limassol. The neighborhood features a variety of amenities, including Metropolis Mall, sports facilities, the New Larnaca Hospital, cinemas, department stores, and more, providing both convenience and entertainment.



The complex consists of 30 deluxe 2-bedroom apartments, each with spacious living areas, a closed kitchen, a master bedroom with an en-suite bathroom, and large covered balconies. Residents enjoy secure parking, storage, and the assurance of high...

### Property Info

Covered Area	<b>90</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>49406</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

### Amenities

- Guest WC

### Location

Region: **Larnaca**  
 Coordinates: **34.925916220221 / 33.604882907925**

**Price: €260 000 + VAT**

VAT for this property is **€13,000** or **€49,400**. 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>€2 889.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€260 000 on Nov 27, 2024



