

## 1 Bedroom Apartment for Sale in Larnaca District

Second Floor, One Bedroom Apartment for sale in the New Mall area, Larnaca. Close to all amenities such as Incredible, One Bedroom 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 provides a comfortable living area and consists of an open plan kitchen with dining area, living room, a guest wc, one bedroom, one bathr...

| Property Info    |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>57</b>             | Parking          | <b>Covered, Yes</b> | Reference Number | <b>49981</b>     |
| Air Conditioning | <b>All rooms, Yes</b> |                  |                     | Property type    | <b>Apartment</b> |
|                  |                       |                  |                     | Condition        | <b>Brand New</b> |
|                  |                       |                  |                     | Bathrooms        | <b>1</b>         |

| Amilities  | Location   |
|------------|--|
| • Guest WC | Region: <b>Larnaca</b><br>Coordinates: <b>34.91890543266 / 33.609916828834</b> |

## Price: €196 000 + VAT

VAT for this property is **€9,800** or **€37,240**. 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<br>Price per SQM | <b>None</b><br><b>€3 439.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€196 000 on Dec 31, 2024







