

## 2 Bedroom Apartment for Sale in Larnaca District

Two bedroom flat, with spacious verandas for sale 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.



Apartment for sale in New Mall area, Larnaca Town. This apartment is on the first floor, has internal covered area of 85.5 sqm and 23 sqm covered verandas. ...

### Property Info

Covered Area  
Air Conditioning

**83**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**44339**  
**Apartment**  
**Brand New**  
**2**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.929260679933 / 33.598968580493**

## Price: €205 000 + VAT

VAT for this property is **€10,250** or **€38,950**. 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>€2 470.00/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

€205 000 on Jan 14, 2025





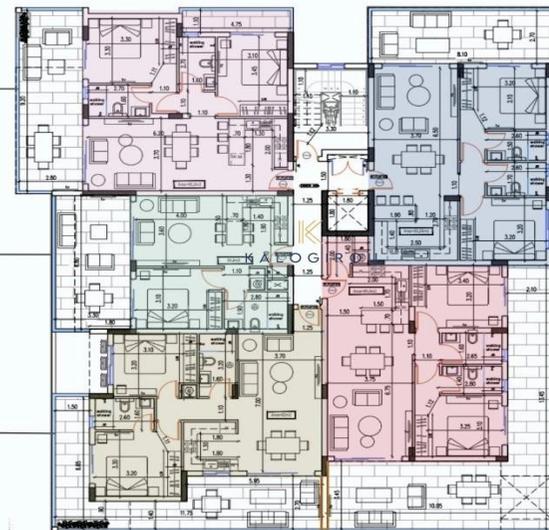


## FLOORPLANS – FIRST FLOOR

**Unit 101**  
2 BED  
Internal: 80.9 sqm  
Covered ver.: 17.9 sqm  
Total covered: 113.8 sqm  
Uncovered ver.: 15.0 sqm

**Unit 102**  
1 BED  
Internal: 50.5 sqm  
Covered ver.: 16.8 sqm  
Total covered: 74.2 sqm  
Uncovered ver.: 6.9 sqm

**Unit 103**  
2 BED  
Internal: 82.0 sqm  
Covered ver.: 16.9 sqm  
Total covered: 116.7 sqm  
Uncovered ver.: 17.8 sqm



**Unit 105**  
2 BED  
Internal: 82.5 sqm  
Covered ver.: 23.0 sqm  
Total covered: 105.5 sqm  
Uncovered ver.: - sqm

**Unit 104**  
2 BED  
Internal: 85.5 sqm  
Covered ver.: 27.5 sqm  
Total covered: 140.6 sqm  
Uncovered ver.: 27.6 sqm

