

## 2 Bedroom Apartment for Sale in Larnaca District

Top Floor, 2 Bedroom Apartment with roof garden in 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.



Top Floor Apartment for Sale in Mall area. The apartment is on the fourth floor with internal covered area of 77.1 sq.m and a 67 sq.m roof garden. It consists of open plan kitchen, dining area, living room, 2 bedrooms, a main shower, 2 wc, 1 en suite shower and covered veranda, storage roo...

**Property Info**

Covered Area  
Air Conditioning

**77**  
**All rooms, Yes**

**Plot / Area Info**

Parking

**Covered, Yes**

**Additional info**

Reference Number  
Property type  
Condition

**44784**  
**Apartment**  
**Brand New**

**Amenities**

- Balcony

**Location**

Region: **Larnaca**  
Coordinates: **34.922298401712 / 33.616311759949**

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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>€3 571.00/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>                          |
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## Price change history

€275 000 on Jan 14, 2025

