


## 2 Bedroom Apartment for Sale in Larnaca District

Top Floor, Two Bedroom Flat with 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 very close to the New Metropolis Mall. There is easy access to major highways without getting delayed in any traffic. 

Apartment for sale in New Mall Area, Larnaca. The property consists of an open plan kitchen, living and dining area, 1 bathroom, two bedrooms, one of them is en suite with shower and covered veranda and a beautiful roof garden. The property offers also a storage room and a covered parking.

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### Property Info

Covered Area  
Air Conditioning

**75**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **40281**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.930809520223 / 33.598012090754**

**Price: €405 500 + VAT**

VAT for this property is **€20,275** or **€77,045**. 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>€5 407.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€405 500 on Jan 22, 2025



