

## 2 Bedroom Apartment for Sale in Larnaca District

Top Floor, Two Bedroom Apartment with Terrace 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 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 apartment consists of an open plan kitchen, living and dining area, a main bathroom with shower and wc, two bedrooms, one of them is en suite, 18.9 sq. m of covered veranda and terrace. The terrace consists of a veranda, a storage room,...

| Property Info    |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>75</b>             |                  |                     | Reference Number | <b>45260</b>     |
| Air Conditioning | <b>All rooms, Yes</b> | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
|                  |                       |                  |                     | Condition        | <b>Brand New</b> |
|                  |                       |                  |                     | Bathrooms        | <b>3</b>         |

| Amenities | Location                                                                        |
|-----------|---------------------------------------------------------------------------------|
| • Garden  | Region: <b>Larnaca</b><br>Coordinates: <b>34.930809520223 / 33.598012090754</b> |

## Price: €366 450 + VAT

VAT for this property is **€18,323** or **€69,626**. 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>€4 886.00/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

€366 450 on Jan 23, 2025





