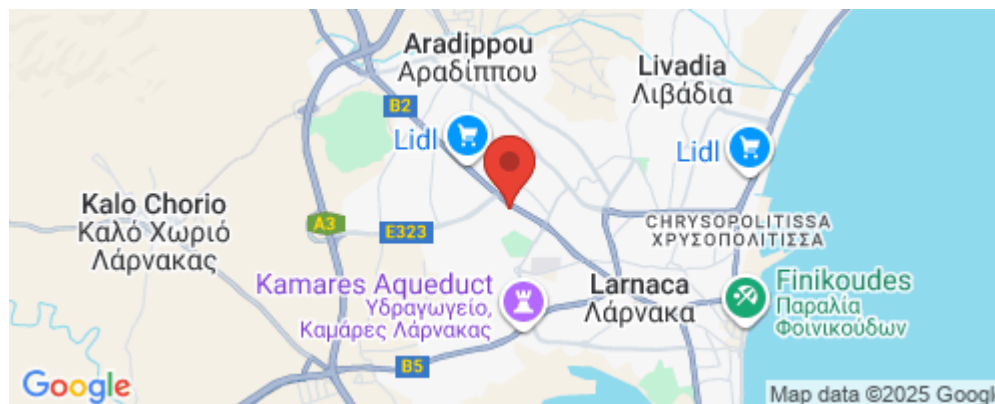


## 2 Bedroom Apartment for Sale in Larnaca District

Two Bedroom Apartment 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 property consists of two bedrooms the master en-suite, an open plan kitchen, living and dining area and a main shower with w/c. It also has 17 sq. m of covered veranda, storage room and the right of use a private covered parking on the ground floor.

In...

| Property Info    |                       | Plot / Area Info                                      |                     | Additional info  |                  |
|------------------|-----------------------|---|---------------------|------------------|------------------|
| Covered Area     | <b>75</b>             | Parking   | <b>Covered, Yes</b> | Reference Number | <b>45269</b>     |
| Air Conditioning | <b>All rooms, Yes</b> |   |                     | Property type    | <b>Apartment</b> |
|                  |                       |   |                     | Condition        | <b>Brand New</b> |
|                  |                       |   |                     | Bathrooms        | <b>2</b>         |
| Amenities        |                       | Location  |                     |                  |                  |
| • Garden         |                       | Region: <b>Larnaca</b>                                |                     |                  |                  |
|                  |                       | Coordinates: <b>34.930809520223 / 33.598012090754</b> |                     |                  |                  |

**Price: €232 000 + VAT**

VAT for this property is **€11,600** or **€44,080**. 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>€3 093.00/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: +35724003723 |              |            |                                     |

**Price change history**

€232 000 on Jan 23, 2025



