

## 2 Bedroom Apartment for Sale in Larnaca District

Top Floor, 2+1 Bedroom Apartment with Roof Garden for sale 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. The lovely residential neighborhood is quiet and family orientated surrounded by large luxury houses and residential properties.



Apartment for sale apartment in Mall area, Larnaca Town. It is on the fourth floor and benefits from spacious roof garden. The apartment consists of an...

### Property Info

Covered Area  
Air Conditioning

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

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms  
View

**51567**  
**Apartment**  
**Brand New**  
**3**  
**City view**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.921319431734 / 33.616113391257**

## Price: €360 000 + VAT

VAT for this property is **€18,000** or **€68,400**. 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>€4 800.00/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

€380 000 on May 13, 2025

€360 000 on Jan 28, 2026







## 4<sup>TH</sup> FLOOR

**APARTMENT 403**  
Covered Living Area: 75m<sup>2</sup>+7 Bedrooms: 2+1  
Veranda Area: 18m<sup>2</sup> Bathrooms: 3  
Storage Room: S403 Parking: P403

**APARTMENT 402**  
Covered Living Area: 75m<sup>2</sup>+13 Bedrooms: 2+1  
Veranda Area: 24m<sup>2</sup> Bathrooms: 3  
Storage Room: S402 Parking: P402

**APARTMENT 404**  
Covered Living Area: 63m<sup>2</sup>+7 Bedrooms: 1+2  
Veranda Area: 18m<sup>2</sup> Bathrooms: 3  
Storage Room: S404 Parking: P404

**APARTMENT 401**  
Covered Living Area: 75m<sup>2</sup>+12 Bedrooms: 2+1  
Veranda Area: 26m<sup>2</sup> Bathrooms: 3  
Storage Room: S401 Parking: P401

## 5<sup>TH</sup> FLOOR ROOF GARDENS

**APARTMENT 403**  
Roof Garden: 52m<sup>2</sup>

**APARTMENT 402**  
Roof Garden: 70m<sup>2</sup>

**APARTMENT 404**  
Roof Garden: 54m<sup>2</sup>

**APARTMENT 401**  
Roof Garden: 69m<sup>2</sup>

