

## 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.



Fourth floor apartment for sale apartment in Mall area, Larnaca. It consists of an open plan kitchen, living, dining area and covered veranda, a main b...

### Property Info

Covered Area **75**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **51568**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**  
View **City view**

### Amenities

- Elevator

### Location

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

## Price: €325 000 + VAT

VAT for this property is **€16,250** or **€61,750**. 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>€4 333.00/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

€325 000 on May 13, 2025







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

APARTMENT 403	APARTMENT 402	APARTMENT 404	APARTMENT 401
Covered Living Area: 75m <sup>2</sup> +7	Covered Living Area: 75m <sup>2</sup> +13	Covered Living Area: 63m <sup>2</sup> +7	Covered Living Area: 75m <sup>2</sup> +12
Bedrooms: 2+1	Bedrooms: 2+1	Bedrooms: 1+2	Bedrooms: 2+1
Veranda Area: 18m <sup>2</sup>	Veranda Area: 24m <sup>2</sup>	Veranda Area: 18m <sup>2</sup>	Veranda Area: 26m <sup>2</sup>
Bathrooms: 3	Bathrooms: 3	Bathrooms: 3	Bathrooms: 3
Storage Room: S403	Storage Room: S402	Storage Room: S404	Storage Room: S401
Parking: P403	Parking: P402	Parking: P404	Parking: P401

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

APARTMENT 403	APARTMENT 402	APARTMENT 404	APARTMENT 401
Roof Garden: 52m <sup>2</sup>	Roof Garden: 70m <sup>2</sup>	Roof Garden: 54m <sup>2</sup>	Roof Garden: 69m <sup>2</sup>

