

## 2 Bedroom Apartment for Sale in Larnaca District

A 3-storey building, with minimal design, high quality materials and high-end finishing.



Consisting 1 & 2- & 3-bedroom spacious apartments in the heart of the newly developed Metropolis Mall area.

A Unique project with attractive prices, offering a modern living experience ideal for families with children close to schools, shops, restaurants and cafes and easy Access to Highways leading to Nicosia, Limassol & Famagusta.

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>105</b> |
| Covered Veranda        | <b>23</b>  |
| Uncovered Veranda      | <b>2</b>   |
| Floor Number           | <b>2</b>   |
| Total Number of Floors | <b>3</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                       |
|------------------|-----------------------|
| Reference Number | <b>4922</b>           |
| Property type    | <b>Apartment</b>      |
| Bathrooms        | <b>2</b>              |
| View             | <b>Mountains view</b> |

### Amenities

- Parking

### Location

Region: **Larnaca**  
Coordinates: **34.928779570144 / 33.602424888602**

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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>~€6 000.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 238.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|                                          |              |            |                                                  |
|------------------------------------------|--------------|------------|--------------------------------------------------|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |                                                  |

## Price change history

€235 000 on May 20, 2025



