

## 2 Bedroom Apartment for Sale in Larnaca District

First Floor, Two – Bedroom Apartment for sale in Mall Area, Larnaca. Located in a quiet and central residential neighborhood of Larnaca, this apartment offers both convenience and comfort. It is just a short walk to Metropolis Mall and only a 10-minute drive to Larnaca’s sandy beaches and the international airport. With easy access to supermarkets, schools, and the city center, the location is ideal for both residential use and long-term investment.



The apartment is situated on the first floor, the building has a total of 9 apartments, three on each floor. The project features modern architecture, elevator access, covered parking, and private storage rooms for each unit.

## Price: €240 000 + VAT

VAT for this property is **€12,000** or **€45,600**. 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>€3 200.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

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## Price change history

€240 000 on May 28, 2025













FLAT	LEVEL	BEDROOMS
101	1	2-Bed
201	2	
301	3	
Internal area		75.30sqm
Living/Dining/ Kitchen		4.90m x 5.70m
Bedroom 1		3.00m x 3.00m
Bedroom 2		3.20m x 3.00m
Covered Veranda		16.43sqm



