

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 | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €3 200.00/m² | | |

Representative: Kalogirou Real Estate

| | | | |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | 1104 | Email | info@kalogirourealestate.com |
| License number | 569/E | Legal name | N/A |
| Phone: +35724003723 | | | |

Price change history

€240 000 on May 28, 2025



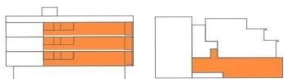






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|------|-------|------------------------|
| | | |
| FLAT | LEVEL | BEDROOMS |
| 101 | 1 | 2-Bed |
| 201 | 2 | |
| 301 | 3 | |
| | | Internal area |
| | | Living/Dining/ Kitchen |
| | | Bedroom 1 |
| | | Bedroom 2 |
| | | Covered Veranda |
| | | 75.30sqm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





| FLAT | LEVEL | BEDROOMS | Internal area | |
|------|-------|----------|------------------|---------------|
| 103 | 1 | 1-Bed | Living / Kitchen | 55.49sqm |
| 203 | 2 | | Bedroom | 4.25m x 5.40m |
| 303 | 3 | | Covered Veranda | 3.05m x 3.10m |
| | | | | 20.21sqm |

