

## 2 Bedroom Apartment for Sale in Larnaca District

Amazing, 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.

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### Property Info

Covered Area

75

Air Conditioning

All rooms, Yes

### Plot / Area Info

Parking

Covered, Yes

### Additional info

Reference Number

51779

Property type

Apartment

Condition

Brand New

Bathrooms

2

View

City view

### Amenities

- Guest WC

### Location

Region: **Larnaca**

Coordinates: **34.927605493909 / 33.599946382513**

## Price: €242 000 + VAT

VAT for this property is **€12,100** or **€45,980**. 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>€3 227.00/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: +35724003723			

## Price change history

€242 000 on May 28, 2025













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

