


## 2 Bedroom Apartment for Sale in Larnaca District

Second 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 second 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....

### Property Info

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

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **51783**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **2**  
View **City view**

### Amenities

- Guest WC

### Location

Region: **Larnaca**  
Coordinates: **34.927605493909 / 33.599946382513**

## Price: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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>€3 267.00/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>			

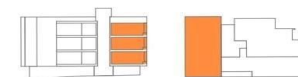
## Price change history

€245 000 on May 28, 2025



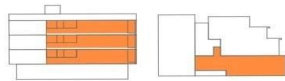






FLAT	LEVEL	BEDROOMS	Internal area	75.30sqm
101	1	2-Bed	Living/Dining/ Kitchen	4.90m x 5.70m
201	2		Bedroom 1	3.00m x 3.00m
301	3		Bedroom 2	3.20m x 3.00m
			Covered Veranda	16.43sqm





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

