

## 1 Bedroom Apartment for Sale in Larnaca District

Modern, One Bedroom Apartment for sale in Mall area, Larnaca. Great location, as all amenities, such as Greek and English schools, major supermarkets, entertainment and sporting facilities, are within close proximity. Located in a lovely residential area of Larnaca within proximity to the New Metropolis Mall. There is easy access to major highways without getting delayed in any traffic. The lovely residential neighborhood is quiet and family orientated surrounded by large luxury houses and residential properties. X

First floor apartment for sale in New Mall area, Larnaca Town. It consists of an open plan kitchen, living, dining area, one bedroom, a shower room and covered veranda. Th...

| Property Info    |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>51</b>             |                  |                     | Reference Number | <b>53189</b>     |
| Air Conditioning | <b>All rooms, Yes</b> | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
|                  |                       |                  |                     | Condition        | <b>Brand New</b> |
|                  |                       |                  |                     | Bathrooms        | <b>1</b>         |

| Amilities  | Location  |
|------------|---|
| • Elevator | Region: <b>Larnaca</b><br>Coordinates: <b>34.926329852986 / 33.607863743291</b> |

## Price: €163 000 + VAT

VAT for this property is **€8,150** or **€30,970**. 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.

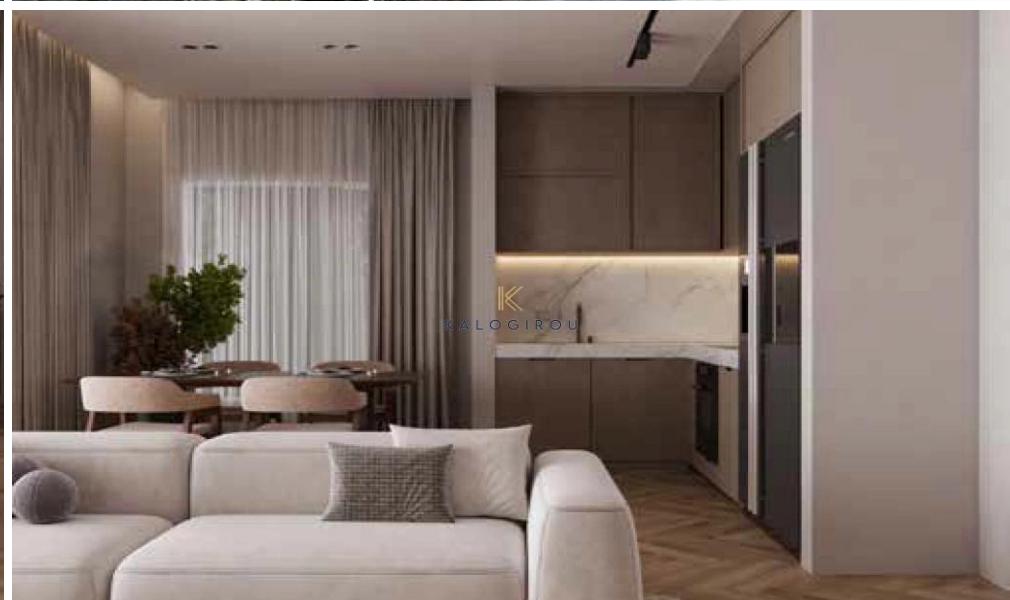
|     |                 |                                     |   |                 |             |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>None</b><br><b>€3 196.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

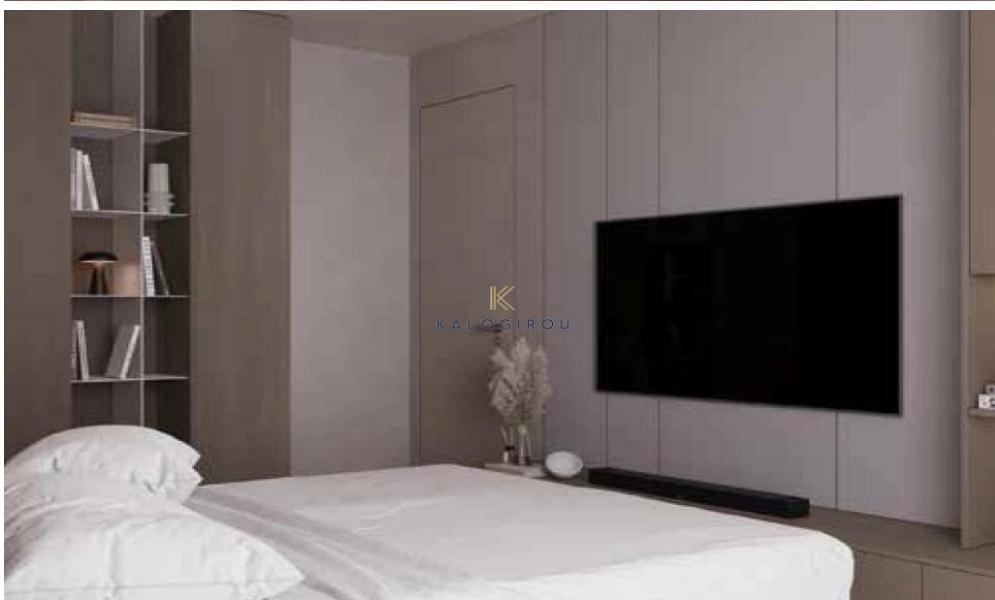
## Representative: Kalogirou Real Estate

|                            |              |            |                                     |
|----------------------------|--------------|------------|-------------------------------------|
| 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

€163 000 on Sep 30, 2025









## FIRST FLOOR PLAN



### UNIT A101

|                                     |    |
|-------------------------------------|----|
| BEDROOMS                            | 1  |
| INTERNAL AREA (M <sup>2</sup> )     | 53 |
| COVERED BALCONIES (M <sup>2</sup> ) | 15 |

### UNIT A102

|                                     |    |
|-------------------------------------|----|
| BEDROOMS                            | 1  |
| INTERNAL AREA (M <sup>2</sup> )     | 51 |
| COVERED BALCONIES (M <sup>2</sup> ) | 15 |

### UNIT A103

|                                     |    |
|-------------------------------------|----|
| BEDROOMS                            | 1  |
| INTERNAL AREA (M <sup>2</sup> )     | 52 |
| COVERED BALCONIES (M <sup>2</sup> ) | 15 |

## THIRD FLOOR PLAN



### UNIT A301

|                                     |    |
|-------------------------------------|----|
| BEDROOMS                            | 2  |
| INTERNAL AREA (M <sup>2</sup> )     | 77 |
| COVERED BALCONIES (M <sup>2</sup> ) | 20 |

### UNIT A302

|                                     |    |
|-------------------------------------|----|
| BEDROOMS                            | 2  |
| INTERNAL AREA (M <sup>2</sup> )     | 78 |
| COVERED BALCONIES (M <sup>2</sup> ) | 25 |

## FOURTH FLOOR PLAN



### UNIT A401

|                                     |    |
|-------------------------------------|----|
| BEDROOMS                            | 1  |
| INTERNAL AREA (M <sup>2</sup> )     | 69 |
| COVERED BALCONIES (M <sup>2</sup> ) | 19 |
| ROOF GARDEN (M <sup>2</sup> )       | 22 |

### UNIT A402

|  |    |
|--|----|
| BEDROOMS                               | 1  |
| INTERNAL AREA (M <sup>2</sup> )        | 69 |
| COVERED BALCONIES (M <sup>2</sup> )    | 21 |
| UN COVERED BALCONIES (M <sup>2</sup> ) | 8  |
| ROOF GARDEN (M <sup>2</sup> )          | 25 |

## ROOF GARDEN PLAN

