

## 2 Bedroom Apartment for Sale in Larnaca District

Third Floor, Two 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. ✖

Apartment, for sale in New Mall area, Larnaca. It consists of a kitchen, living, dining area in an open layout, store space, two bedrooms, an en suite shower & wc...

### Property Info

Covered Area **77**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **53193**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
 Coordinates: **34.926329852986 / 33.607863743291**

## Price: €225 000 + VAT

VAT for this property is **€11,250** or **€42,750**. 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>€2 922.00/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

€235 000 on Oct 1, 2025  
 €225 000 on Apr 7, 2026









## FIRST FLOOR PLAN



### UNIT A101

BEDROOMS	1
INTERNAL AREA (M <sup>2</sup> )	53
COVERED BALCONIES (M2)	15

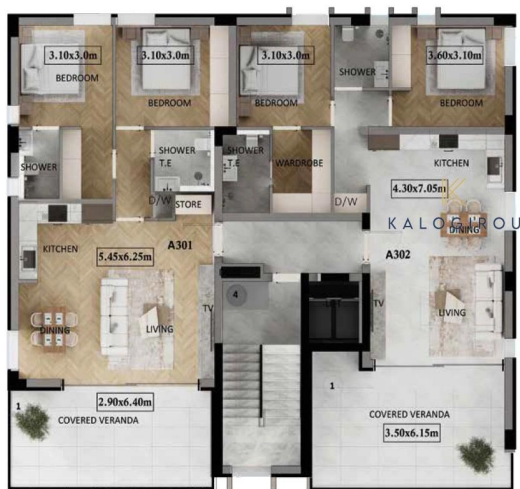
### UNIT A102

BEDROOMS	1
INTERNAL AREA (M <sup>2</sup> )	51
COVERED BALCONIES (M2)	15

### UNIT A103

BEDROOMS	1
INTERNAL AREA (M <sup>2</sup> )	52
COVERED BALCONIES (M2)	15

## THIRD FLOOR PLAN



### UNIT A301

BEDROOMS	2
INTERNAL AREA (M <sup>2</sup> )	77
COVERED BALCONIES (M2)	20

### UNIT A302

BEDROOMS	2
INTERNAL AREA (M <sup>2</sup> )	78
COVERED BALCONIES (M2)	25

## FOURTH FLOOR PLAN



### UNIT A401

BEDROOMS	1
INTERNAL AREA (M <sup>2</sup> )	69
COVERED BALCONIES (M2)	19
ROOF GARDEN (M2)	22

### UNIT A402

BEDROOMS	1
INTERNAL AREA (M <sup>2</sup> )	69
COVERED BALCONIES (M2)	21
UN COVERED BALCONIES (M2)	8
ROOF GARDEN (M2)	25

## ROOF GARDEN PLAN

