

## 2 Bedroom Apartment for Sale in Larnaca District

Top Floor, Two Bedroom Apartment with Roof Garden 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

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

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>77</b>			Reference Number	<b>53195</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>2</b>

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

## Price: €275 000 + VAT

VAT for this property is **€13,750** or **€52,250**. 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.

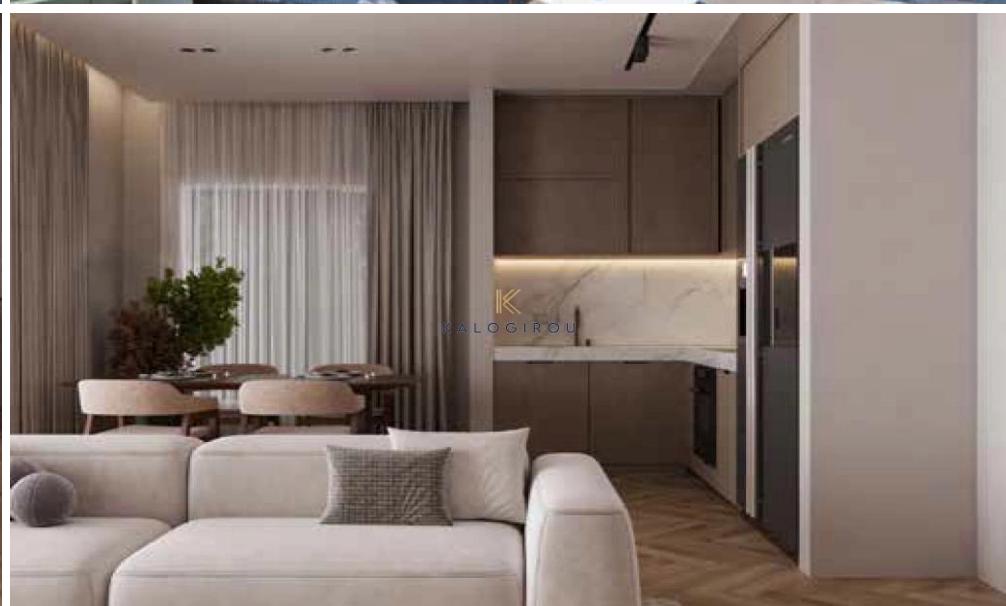
VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€3 571.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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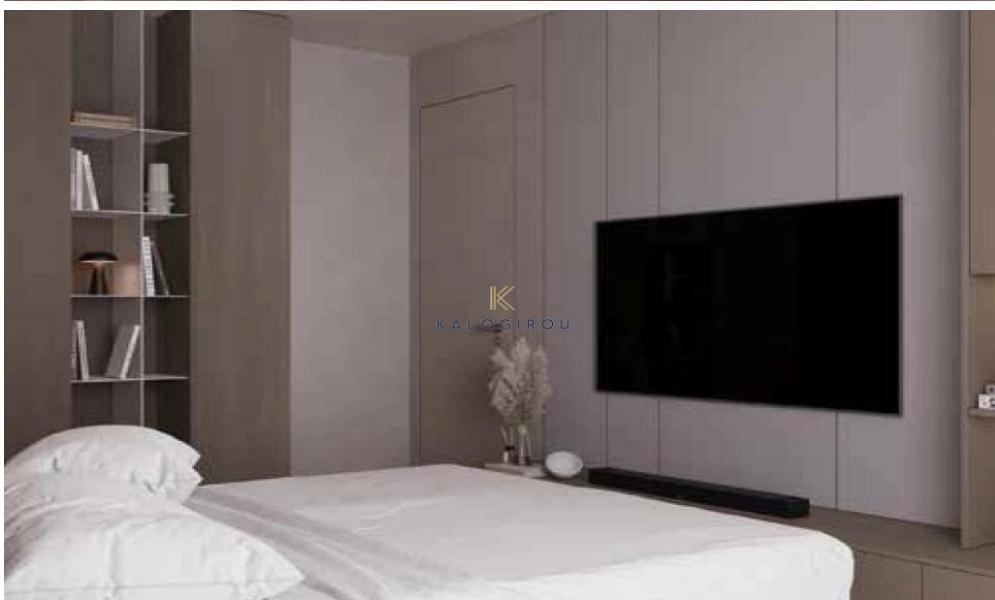
## Representative: Kalogirou Real Estate

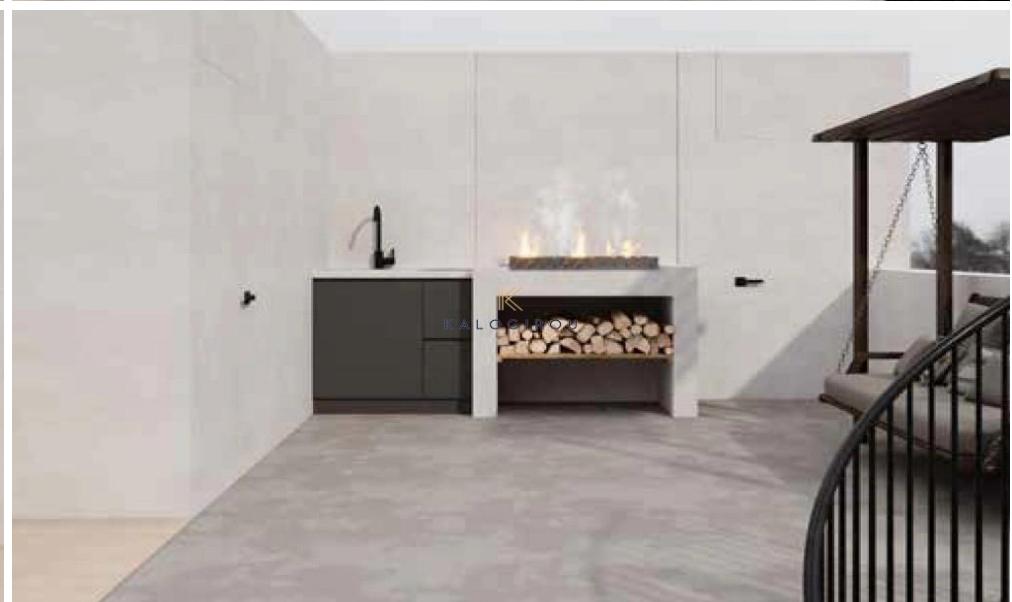
Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€275 000 on Oct 1, 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

