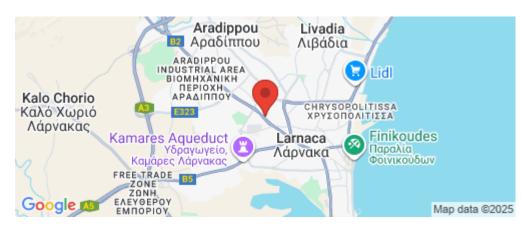


# 2 Bedroom Apartment for Sale in Larnaca District

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.



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	
				Reference Number	53195
Covered Area <b>77</b>		Dayling Carry d	Covered Ves	Property type	<b>Apartment</b>
Air Conditioning	All rooms, Yes	Parking	Covered, Yes	Condition	<b>Brand New</b>
				Bathrooms	2

Amenities Location

• Elevator Region: Larnaca

Coordinates: 34.926329852986 / 33.607863743291



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>	Eveluded	Title transfer fee	None	Common overses	None
	Price per SQM	€3 571.00/m <sup>2</sup>	Common expenses	None	

# **Representative: Kalogirou Real Estate**

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A

Phone: **+35724003723** 

# **Price change history**

€275 000 on Oct 1, 2025



















## FIRST FLOOR PLAN



### **UNIT A101**

BEDROOMS	1
INTERNAL AREA (M²)	53
COVERED BALCONIES (M2)	15

### **UNIT A102**

BEDROOMS	1
INTERNAL AREA (M²)	51
COVERED BALCONIES (M2)	15

### **UNIT A103**

BEDROOMS	1
INTERNAL AREA (M²)	52
COVERED BALCONIES (M2)	15



## THIRD FLOOR PLAN



### **UNIT A301**

BEDROOMS	2
INTERNAL AREA (M²)	77
COVERED BALCONIES (M2)	20

### **UNIT A302**

BEDROOMS	2
INTERNAL AREA (M²)	78
COVERED BALCONIES (M2)	25

### **FOURTH FLOOR PLAN**



### **UNIT A401**

BEDROOMS	1
INTERNAL AREA (M²)	69
COVERED BALCONIES (M2)	19
ROOF GARDEN (M2)	22

#### **UNIT A402**

BEDROOMS	1
INTERNAL AREA (M²)	69
COVERED BALCONIES (M2)	21
UN COVERED BALCONIES (M2)	8
ROOF GARDEN (M2)	25

### **ROOF GARDEN PLAN**

