

## 2 Bedroom Apartment for Sale in Larnaca District

Third Floor, Two Bedroom Apartment for sale in Mall area, Larnaca. It is located near the General Hospital of Larnaca, just 10 minutes from Larnaca Airport and the city center, 35 minutes from Nicosia, 40 minutes from Ayia Napa and Paralimni, and 45 minutes from Limassol. It is also only 2 minutes from Metropolis Mall. The area is quiet residential, offering easy access to basic amenities such as supermarkets, bakeries, and schools. ✖

Apartment for sale in New Mall area, Larnaca Town. It consists of an open plan kitchen, living, dining area, a main bathroom, two bedrooms, an en suite shower and spacious covered veranda. Moreover, the residents have access to an allocated cover...

### Property Info

Covered Area **85**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **53428**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **Mountains view**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
 Coordinates: **34.919969891132 / 33.60313183204**

## Price: €270 000 + VAT

VAT for this property is **€13,500** or **€51,300**. 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>€3 176.00/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>
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## Price change history

€255 000 on Oct 21, 2025

€265 000 on Jan 10, 2026

€270 000 on Apr 9, 2026



