

## 2 Bedroom Apartment for Sale in Larnaca District

Top Floor, Two Bedroom Flat with Roof Garden 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.

Third floor apartment for sale in New Mall area, Larnaca Town. It consists of a living with dining area, separate kitchen, a main bathroom, two bedrooms, an en suite shower, covered veranda and roof garden. In addition, the property has an all...

### Property Info

Covered Area **86**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **53443**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **Mountains view**

### Amenities

- Elevator

### Location

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

## Price: €285 000 + VAT

VAT for this property is **€14,250** or **€54,150**. 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>€3 314.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

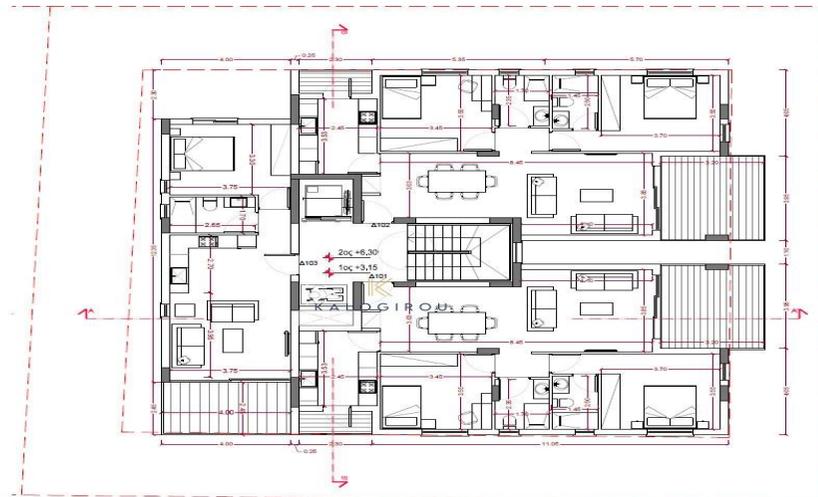
Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€275 000 on Oct 22, 2025

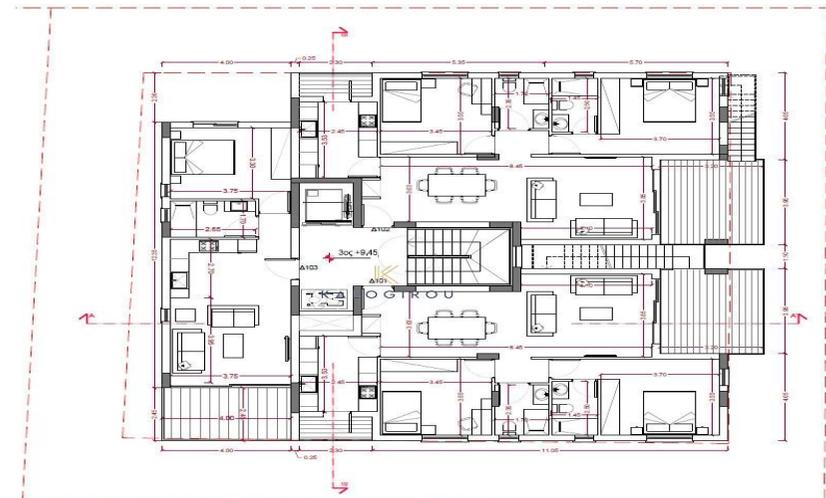
€285 000 on Jan 10, 2026





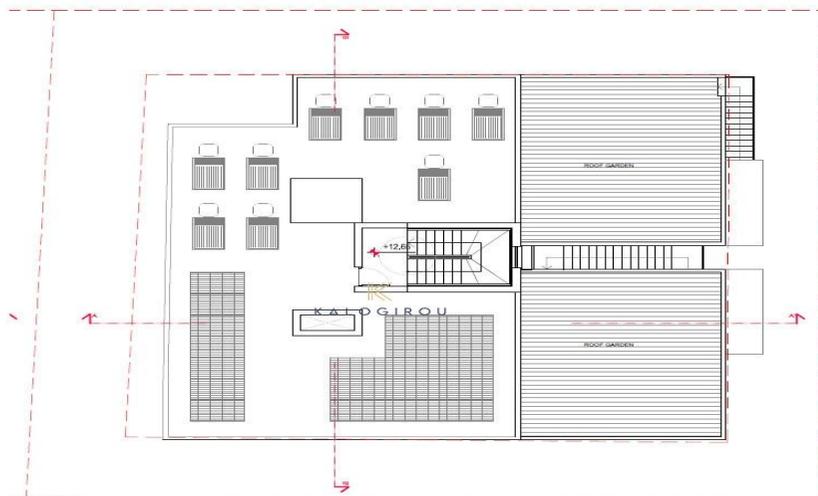
ΠΕΖΟΔΡΟΜΟΣ

ΚΑΤΟΨΗ 1ου + 2ου ΟΡΟΦΟΥ



ΠΕΖΟΔΡΟΜΟΣ

ΚΑΤΟΨΗ 3ου ΟΡΟΦΟΥ



ΠΕΖΟΔΡΟΜΟΣ

ΚΑΤΟΨΗ ΟΡΟΦΗΣ