

## 2 Bedroom Apartment for Sale in Larnaca District

Two Bedroom Apartment on the First Floor for sale in Mall area, Larnaca. It is located in a quiet residential area, offering easy access to basic amenities such as supermarkets, bakeries, and schools. It is 2 minutes from Metropolis Mall and just 15 minutes from Larnaca Airport and the city center. Easy access to the highway.



Apartment for sale in New Mall area, Larnaca. It consists of an open plan kitchen, living, dining area, a main bathroom (walk in shower), two bedrooms-one en suite with shower, and covered veranda. Moreover, the residents have access to an allocated covered parking space and storage room the ground floor.

The project is a modern and elegant residential...

### Property Info

Covered Area  
Air Conditioning

**78**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms

**54299**  
**Apartment**  
**Brand New**  
**2**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.929925293236 / 33.594515538427**

## Price: €205 000 + VAT

VAT for this property is **€10,250** or **€38,950**. 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>€2 628.00/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: +35724003723 |              |            |                                     |

## Price change history

€205 000 on Dec 16, 2025



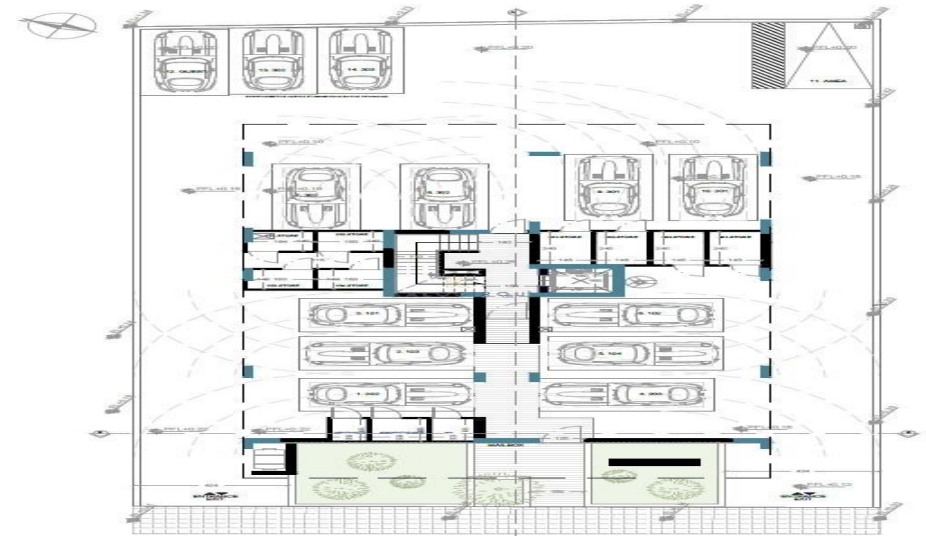




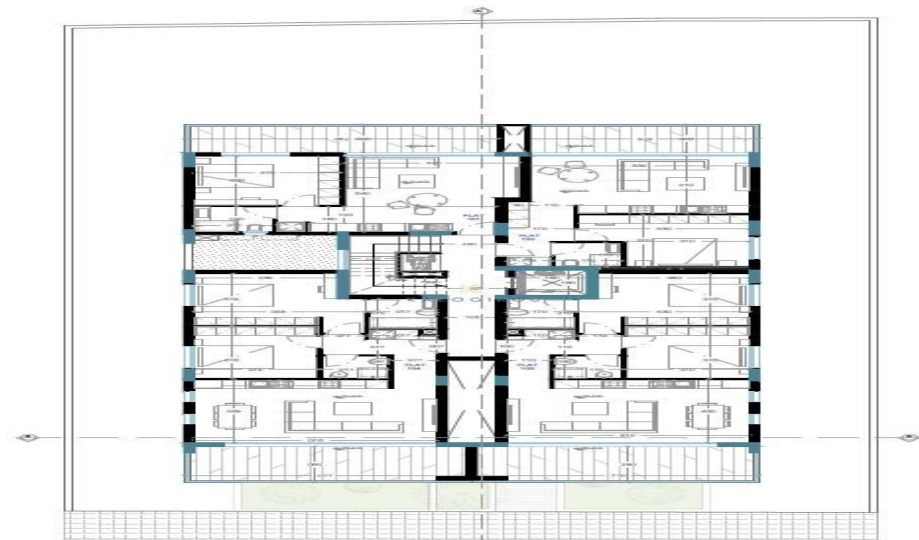




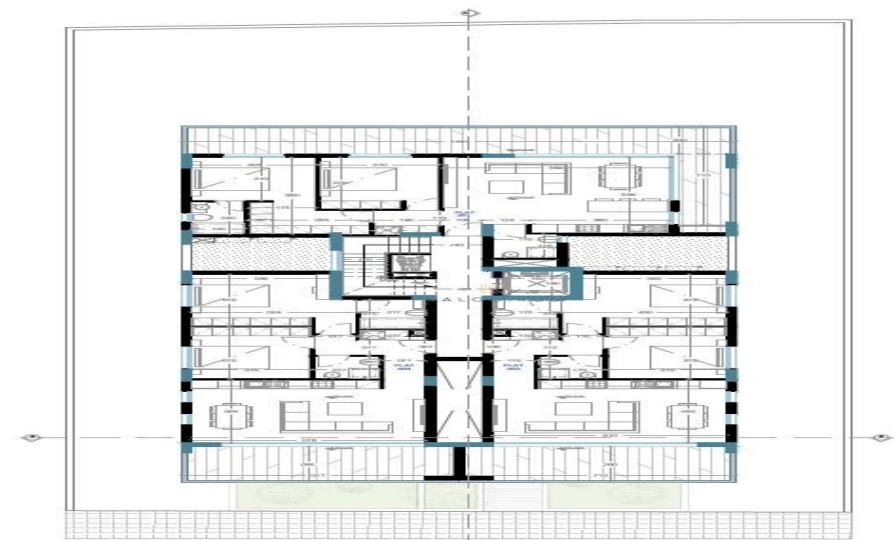




GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

