



#13045

# "2 Bed Contemporary Living near Metropolis Mall, Larnaca" (13045)

📍 New Mall Area, Larnaca





€205,000 +VAT





# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 2		 80.9 m <sup>2</sup>	
Type	Apartment				
Toilets	2				
Status	Under construction				
Year of construction	2026				
Furnished	Unfurnished				
Structure	Concrete				
Facade	Concrete				
Communal charge frequency	Monthly				
Energy efficiency rating	 A				

## Description

"2 Bed Contemporary Living near Metropolis Mall, Larnaca" (13045)

@PRICE 205.000 +VAT

Discover modern city living at its finest , a collection of 14 contemporary apartments strategically located near the Metropolis Mall in Larnaca. These thoughtfully designed one-, two-, and three-bedroom apartments offer unparalleled quality and convenience.

### Property Details:

Type: Apartment  
Floor: 2nd  
Floors: 3  
Bedrooms: 2  
Covered Area: 80.9 sq.m  
Covered Veranda: 18.6 sq.m  
Area: Larnaca · New Mall Area  
Year of Completion : December 2026

### Key Features:

Ample Interior Spaces



# Floor plans

## FLOORPLANS – FIRST FLOOR

**Unit 101**  
2 BED  
Internal: 80.9 sqm  
Covered ver.: 17.9 sqm  
Total covered: 113.8 sqm  
Uncovered ver.: 15.0 sqm

**Unit 102**  
1 BED  
Internal: 50.5 sqm  
Covered ver.: 16.8 sqm  
Total covered: 74.2 sqm  
Uncovered ver.: 6.9 sqm

**Unit 103**  
2 BED  
Internal: 82.0 sqm  
Covered ver.: 16.9 sqm  
Total covered: 116.7 sqm  
Uncovered ver.: 17.8 sqm

**Unit 105**  
2 BED  
Internal: 82.5 sqm  
Covered ver.: 23.0 sqm  
Total covered: 105.5 sqm  
Uncovered ver.: - sqm

**Unit 104**  
2 BED  
Internal: 85.5 sqm  
Covered ver.: 27.5 sqm  
Total covered: 140.6 sqm  
Uncovered ver.: 27.6 sqm

## FLOORPLANS – SECOND FLOOR

**Unit 201**  
2 BED  
Internal: 80.9 sqm  
Covered ver.: 18.6 sqm  
Total covered: 99.5 sqm  
Uncovered ver.: - sqm

**Unit 202**  
1 BED  
Internal: 50.5 sqm  
Covered ver.: 16.8 sqm  
Total covered: 167.3 sqm  
Uncovered ver.: - sqm

**Unit 203**  
2 BED  
Internal: 82.0 sqm  
Covered ver.: 16.9 sqm  
Total covered: 198.9 sqm  
Uncovered ver.: - sqm

**Unit 205**  
2 BED  
Internal: 82.2 sqm  
Covered ver.: 23.0 sqm  
Total covered: 105.2 sqm  
Uncovered ver.: - sqm

**Unit 204**  
3 BED  
Internal: 112.8 sqm  
Covered ver.: 27.5 sqm  
Total covered: 1140.3 sqm  
Uncovered ver.: - sqm



# Additional information

## Facilities

Aircondition, Provision

Parking, Covered

Storage

Elevator

Solar photovoltaic panels  
(provision)

Heating, Provision

Solar water heater

## Features

Balcony

Easy access to highway

Entrance gate

Modern design

Rental potential

Thermal insulation

Combined kitchen and dining  
area

Easy access to main roads

Entrance gate, automated

Open plan

Shower

Veranda

Double glazing

En suite shower

Granite countertops

Pressurized water system

Sound insulation

## Distances

Amenities

 400 m

Airport

 7.5 km

Sea

 2.5 km

Public transport

 400 m


Schools

 850 m

## Contact us



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