



#14556

# MODERN 2 BEDROOM APARTMENT IN NEW MALL AREA, LARNACA (14556)

📍 New Mall Area, Larnaca

€275,000











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 2		 77 m <sup>2</sup>	
Type	Apartment				
Toilets	2				
Covered veranda	19 m <sup>2</sup>				
Roof garden	22 m <sup>2</sup>				
Status	Off plan				
Year of construction	2027				
Furnished	Unfurnished				
Structure	Concrete				
Facade	Concrete				
Energy efficiency rating	 A+				

## Description

A beautifully designed 2-bedroom apartment located on the fourth floor of a contemporary four-story building with elevator access. Combining comfort, functionality, and modern design, this residence is an ideal choice for professionals, couples, or investors seeking a stylish home in one of Larnaca's most dynamic neighborhoods.

### Measurements

Covered Internal Area: 77 m<sup>2</sup>

Covered Veranda: 19 m<sup>2</sup>

Roof Garden: 22 m<sup>2</sup>

Delivery Date: February 2027

### Property Features

Bright open-plan living and dining area with modern finishes

2 spacious bedroom and 2 elegant bathroom

Covered veranda perfect for relaxing or entertaining





# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Elevator

Heating, Central

Parking, Covered

## Features

Balcony

Barbeque

Bath

Bright

Double glazing

Easy access to highway

Easy access to main roads

High ceilings

Investment opportunity

Modern design

Near amenities

Near bus route

Pressurized water system

Quiet area

Rental potential

Sound insulation

Spacious rooms

Thermal insulation

Veranda

## Distances

Amenities



500 m

Airport



14 km

Sea



3.5 km

Public transport



2 km

Schools



600 m

Resort



3.8 km

## Contact us



**George Sergiou**

📞 (+357) 94055813

📧 [info@lextrusrealestate.com](mailto:info@lextrusrealestate.com)

