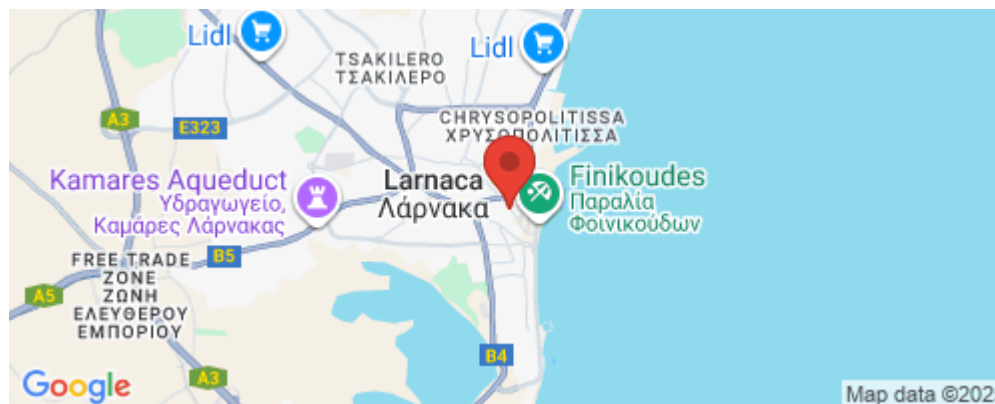


## 1 Bedroom Apartment for Sale in Larnaca District

Stylish, 1- Bedroom Apartment for sale in Larnaca City Center. Close to all amenities which include Greek and English Schools, restaurants, pharmacies etc.. Foinikoudes beach, Larnaca Marina and the promenade are 3 minutes walking distance. Larnaca International Airport is 5.5 km.



Apartment for sale in the heart of Larnaca city center. It consists of an open plan kitchen, living room, 1 bedroom, 1 shower, 1 wc and a large covered veranda.

This contemporary and stylish project is a 7-storey mixed use building, composed of 25 luxury apartments and shops on the ground floor level.

Completion of the building estimated in 2025.

Extra: Provision A/C, Covered Verand...

### Property Info

### Plot / Area Info

Covered Area **50**  
Air Conditioning **All rooms, Yes**

### Additional info

Reference Number **51183**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **1**  
View **City view**

### Amenities

### Location



- Balcony

Region: **Larnaca**

Coordinates: **34.916041946764 / 33.633124571575**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

**Price: €235 000 + VAT**

VAT for this property is **€11,750** or **€44,650**. 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>€4 700.00/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**

€220 000 on Apr 8, 2025  
€235 000 on Aug 30, 2025



The new storey steel structure addition of the development consists of 25 luxury flats of 5 studios, 13 one-bed flats and 7 two-bed flats with 3 roof gardens to the top of the building. The development is surrounded with the most popular cafes, restaurants, and shops within a very close proximity to Larnaca Foinkoudes seafont. The development is revising the Urban Centre, giving a new experience to the commercial streets and to Larnaca residents, with a modern but subtle design to fit the character of the area.







