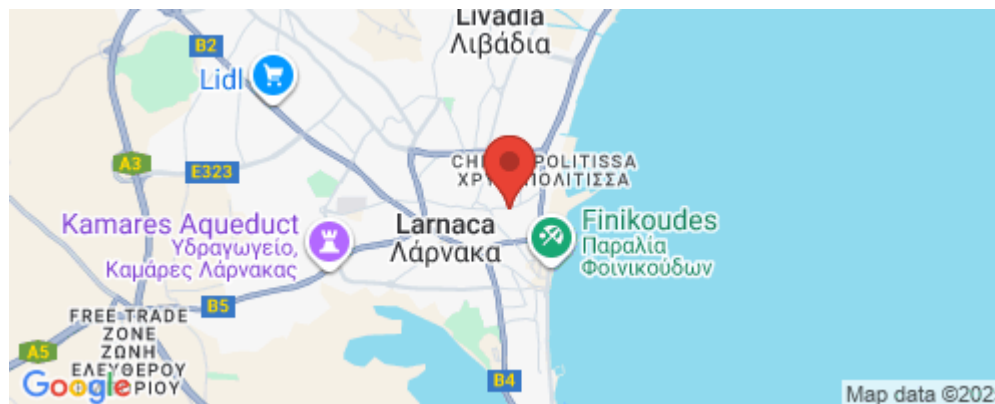


## 2 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

Situated in the vibrant center of Larnaca, this beautifully designed 2-bedroom apartment is part of a modern five-floor residential building offering contemporary city living at its best. With an unbeatable location just 4 minutes from the popular Ermou Street and only 5 minutes from the iconic Finikoudes Beach, this property is ideal for both comfortable everyday living and investment potential.



- Located in the Heart of Downtown Larnaca
- Modern Architecture & Quality Finishes
- 4 Minutes from Ermou Street — Larnaca’s Main Shopping Area
- 5 Minutes from Finikoudes Beach & Seafront Promenade
- Close to Cafés, Shops...

### Property Info

Covered Area	<b>101</b>
Covered Veranda	<b>14</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6726</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Larnaca - Chrysopolitissa  
**Coordinates:** **34.922120583676 / 33.631038677212**

Region: **Larnaca**

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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>€2 970.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€300 000 on Jun 11, 2025



## 2<sup>ND</sup> FLOOR

**201** ▶  
2 Bedrooms  
2 Bathrooms  
88 SQM Internal Area  
13 SQM Covered Veranda



◀ **202**  
2 Bedrooms  
2 Bathrooms  
88 SQM Internal Area  
14 SQM Covered Veranda