

## 2 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

Situated in the vibrant center of Larnaca, this beautifully designed 2-bedroom penthouse is part of a modern five-floor residential building offering contemporary city living at its finest. Featuring a spacious private roof terrace, the property is perfect for those seeking a blend of indoor comfort and outdoor leisure in a prime location.



With an unbeatable setting just 4 minutes from the popular Ermou Street and 5 minutes from the iconic Finikoudes Beach, this penthouse is an excellent choice for both personal use and investment.

- Private uncovered roof terrace
- Located in the heart of Downtown Larnaca
- Modern architecture & high-quality...

### Property Info

Covered Area	<b>99</b>
Covered Veranda	<b>11</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6727</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Larnaca - Chrysopolitissa

Region: **Larnaca**

Coordinates: **34.922120583676 / 33.631038677212**

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>€4 545.00/m²</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>
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## Price change history

€415 000 on Jun 11, 2025

€450 000 on Oct 4, 2025



## 5<sup>TH</sup> FLOOR

**501** ▶  
2 Bedrooms  
2 Bathrooms  
88 SQM Internal Area  
11 SQM Covered Veranda



◀ **502**  
2 Bedrooms  
2 Bathrooms  
88 SQM Internal Area  
13 SQM Covered Veranda

## ROOF FLOOR

▶ **501**  
51 SQM Uncovered Roof Terrace



◀ **502**  
54 SQM Uncovered Roof Terrace