

## 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. X

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-qualit...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>101</b>			Reference Number	<b>6728</b>
Covered Veranda	<b>13</b>			Property type	<b>Apartment</b>
Floor Number	<b>5</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>5</b>			Bathrooms	<b>2</b>
Energy Efficiency	<b>A</b>				

Amenities	Location	Region
• Roof Garden	<b>Location:</b> Larnaca - Chrysopolitissa Coordinates: <b>34.922120583676 / 33.631038677212</b>	<b>Larnaca</b>

## 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 Price per SQM	<b>None</b> <b>€4 455.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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