

## 1 Bedroom Apartment for Sale in Larnaca - Finikoudes

Modern Apartment in the Heart of Larnaca

Located just 70m from Ermou Street and 300m from Finikoudes Beach, the project offers a prime opportunity in Downtown Larnaca. Apartment designed for comfort and ideal for rental or personal use. The features is a common gym and unbeatable access to shops, dining, and cultural landmarks.

### Property Info

Covered Area **71**  
 Covered Veranda **13**  
 Floor Number **1**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Common, Yes**

### Additional info

Reference Number **238587**  
 Property type **Apartment**  
 Construction Year **2027**  
 Bathrooms **1**

### Amenities

### Location

**Location:** Larnaca - Finikoudes Region: **Larnaca**

## Price: €260 000 + VAT

VAT for this property is **€13,000** or **€49,400**. 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>~€7 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 662.00/m<sup>2</sup></b>		

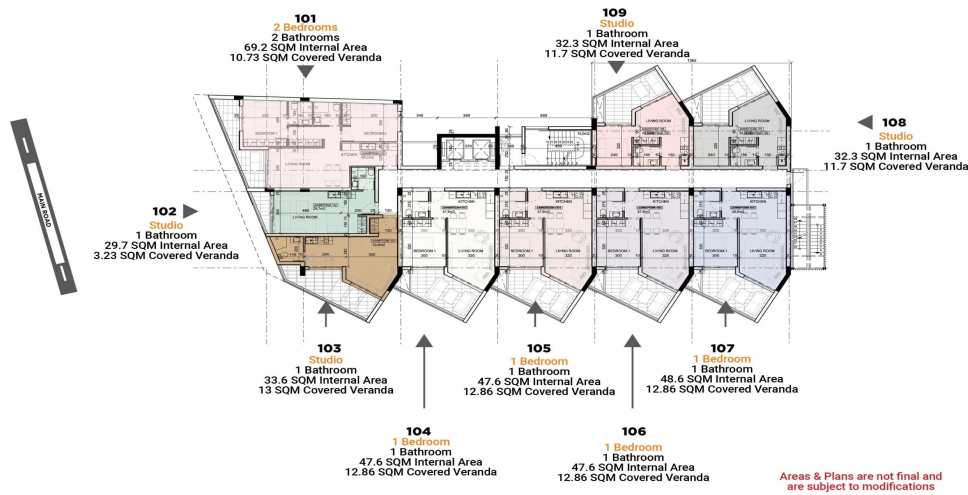
## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
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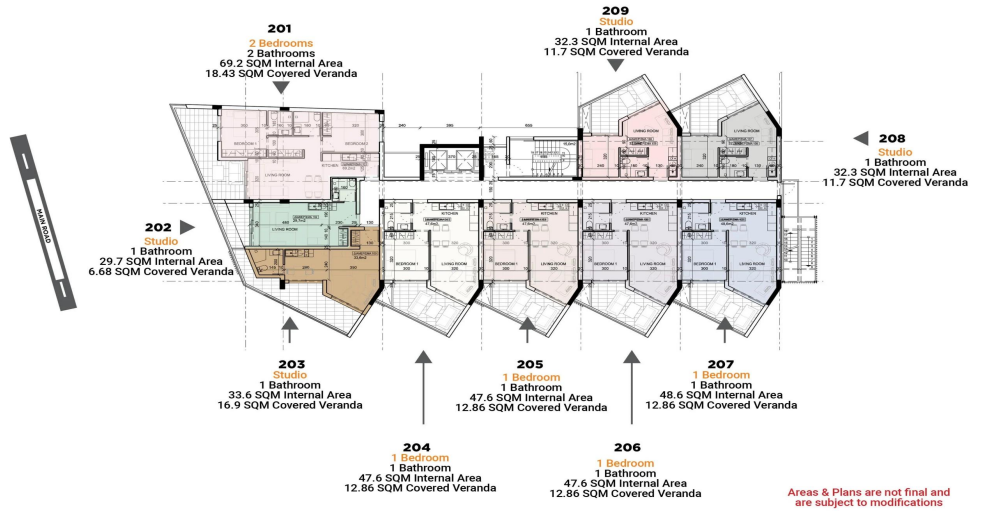
## Price change history

€260 000 on Aug 8, 2025

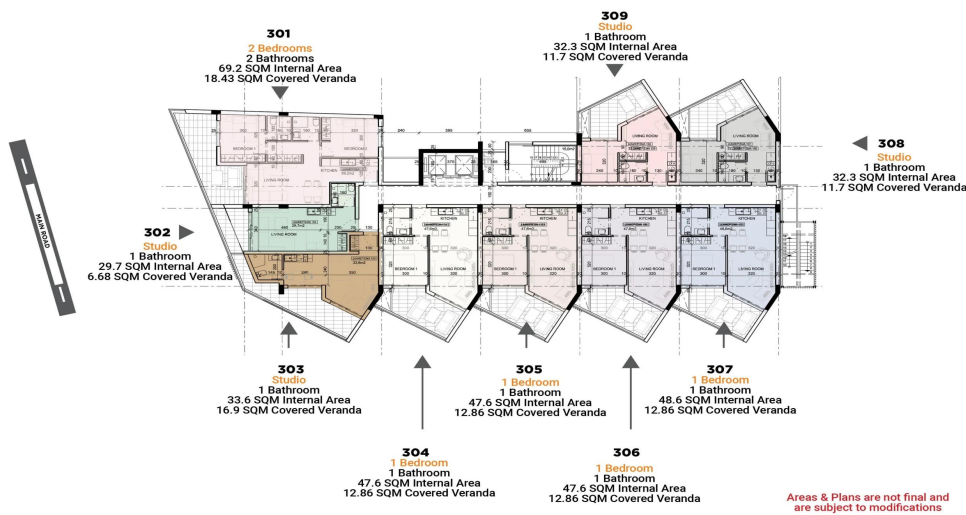
## 1<sup>ST</sup> FLOOR



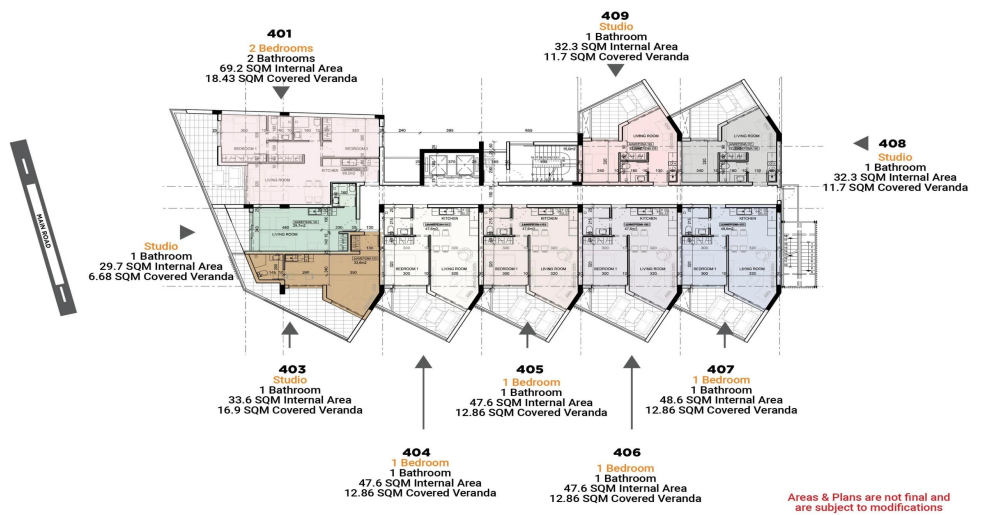
## 2<sup>ND</sup> FLOOR



## 3<sup>RD</sup> FLOOR



## 4<sup>TH</sup> FLOOR



## 6<sup>TH</sup> FLOOR

