

### 3 Bedroom Apartment for Sale in Larnaca - Finikoudes

Spacious 3-Bedroom Apartment in the Center of Larnaca (Lord Byron Street, near Berezka).

Ideally located in the heart of Larnaca, on Lord Byron Street (near Berezka), just a 5-minute walk from the famous Finikoudes Beach.

Surrounded by shops, cafes, and all essential amenities, this property offers excellent accessibility and everyday convenience.

The apartment is currently used as an office, with great potential to be easily converted into a comfortable residential space.

It features a large reception area (living room), a separate kitchen, three rooms, a toilet, and a glazed balcony.

Bathroom can be added if needed.

Total covered area including ...

#### Property Info

Covered Area	<b>110</b>
Floor Number	<b>5</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking	<b>Uncovered, Yes</b>
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#### Additional info

Reference Number	<b>239160</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

#### Amenities

- Parking

#### Location

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

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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>~€11 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 455.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

- €450 000 on Aug 29, 2025
- €380 000 on Oct 27, 2025
- €400 000 on Jan 23, 2026
- €380 000 on Jan 24, 2026





