

## 1 Bedroom Apartment for Sale in Larnaca District

First Floor, One-bedroom apartment for Sale in the heart of Larnaca Town Centre. Within walking distance to the famous Phoinikoudes beach, Larnaca Marina, the promenade, amenities, shops, the beach, entertainment facilities etc. Outstanding location. A short drive to Larnaca International Airport.



Apartment for sale in LarnacaTown Center. The apartment is located on the 1st floor and has 51 sq. m. internal covered area and 20 sq.m. of covered veranda. The property consists of 1 bedroom, open plan kitchen, living room, 1 bathroom, A/C and on the ground floor there is a parking space available.

Title Deed Available.

Extra: Elevator, Parking Space.

### Property Info

Covered Area **51**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **52911**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **1**  
View **City view**

### Amenities

- Guest WC

### Location

Region: **Larnaca**  
Coordinates: **34.910660818247 / 33.630561451867**

## Price: €220 000 + VAT

VAT for this property is **€11,000** or **€41,800**. 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>~€5 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 314.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€220 000 on Aug 31, 2025



