

## 1 Bedroom Apartment for Sale in Larnaca - Finikoudes

This elegant one-bedroom apartment is part of a brand-new residential development in the vibrant heart of Larnaca. Designed with contemporary style and functionality in mind, it offers bright interiors, an open-plan living area, and a private balcony — the perfect combination of comfort and convenience.



Located just steps away from shops, cafés, and restaurants, and only a short walk to Finikoudes Beach and the famous Church of St. Lazarus, this home is ideal for both permanent living and as a smart investment.

### Key Advantages:

- Prime central location in Larnaca
- Walking distance to Ermou Street (70m)
- 300m from Finikoudes Beach ...

### Property Info

### Plot / Area Info

Covered Area	<b>62</b>
Covered Veranda	<b>14</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>6</b>

### Additional info

Reference Number	<b>8876</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

### Location

- Elevator
- Location:** Larnaca - Finikoudes      Region: **Larnaca**  
**Coordinates:** **34.916252838653 / 33.634750838342**

## 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>€4 194.00/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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€260 000 on Sep 13, 2025



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

