

## 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   | Additional info                |
|------------------------|--|--------------------------------|
| Covered Area           | <b>61</b>  | Reference Number <b>8877</b>   |
| Covered Veranda        | <b>14</b>  | Property type <b>Apartment</b> |
| Floor Number           | <b>1</b>   | Bathrooms <b>1</b>             |
| Total Number of Floors | <b>6</b>   |                                |
| Amenities              | Location   |                                |
| • Elevator             | <b>Location:</b> Larnaca - Finikoudes<br>Coordinates: <b>34.916252838653 / 33.634750838342</b> | Region: <b>Larnaca</b>         |

## 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.

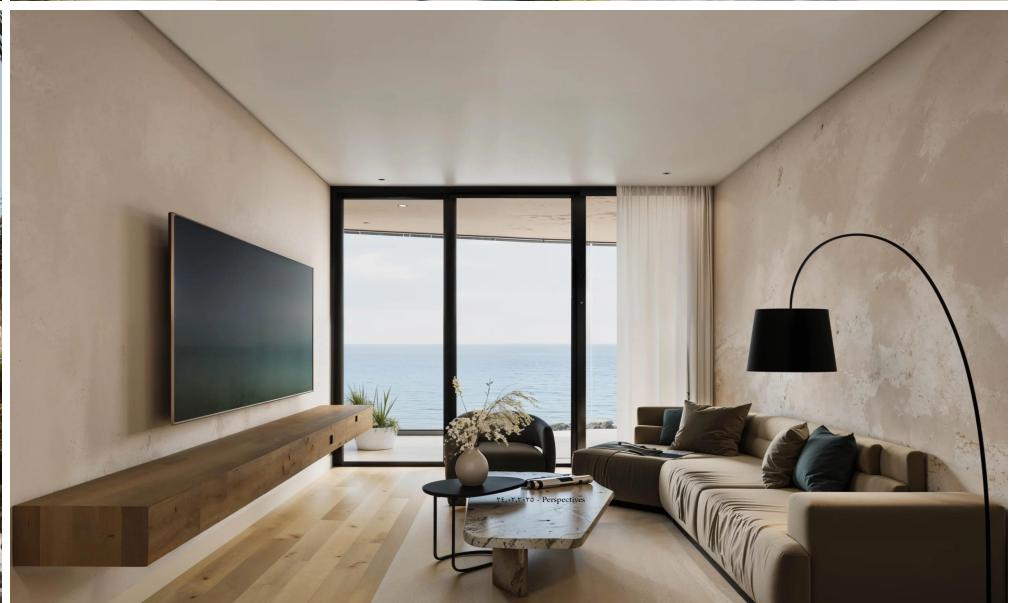
|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>~€7 000.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 262.00/m<sup>2</sup></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

