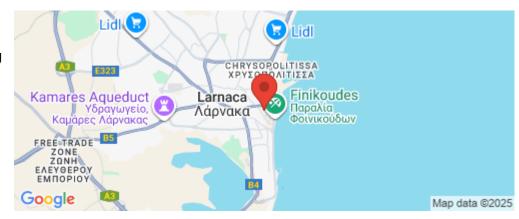


### 1 Bedroom Apartment for Sale in Larnaca - Finikoudes

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	62	Deference Number 9993	
Covered Veranda	14	Reference Number 8882	
Floor Number	1	Property type Apartment	
Total Number of Floo	ors 6	Bathrooms <b>1</b>	

Amenities	Location	
• Elevator	Location: Larnaca - Finikoudes	Region: <b>Larnaca</b>

Coordinates: **34.916252838653** / **33.634750838342** 





Price: €265 000 + VAT

VAT for this property is €13,250 or €50,350. 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 Excluded

Title transfer fee ~€7 200.00

Price per SQM €4 274.00/m²

Common expenses None

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

# **Price change history**

€265 000 on Sep 13, 2025













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

