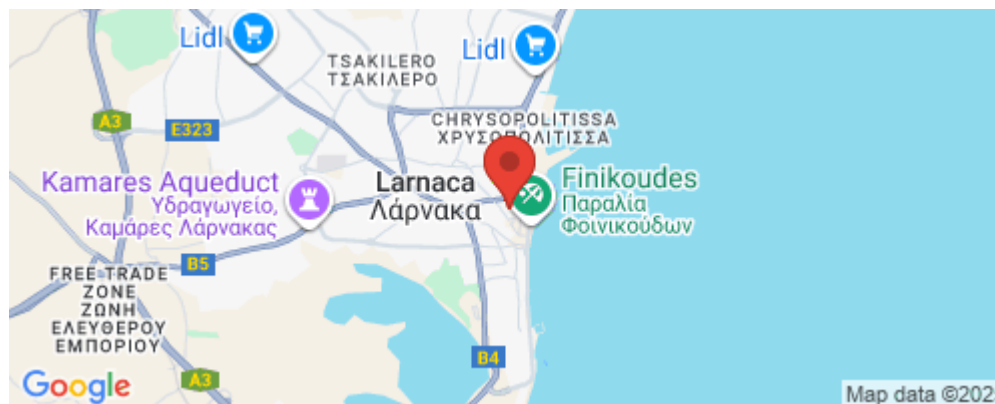


## 44m<sup>2</sup> Apartment for Sale in Larnaca - Finikoudes

This stylish studio apartment is part of an upcoming residential project in Larnaca's vibrant town center. Designed to maximize space and natural light, it offers a smart open-plan layout, ideal for modern city living.



Perfectly located just steps from shops, restaurants, and cafés, and only a short walk to Finikoudes Beach and the Church of St. Lazarus, it is an excellent choice for a holiday home or a high-return investment property.

### □ Key Advantages:

- Prime central location in Larnaca
- Only 70m from Ermou Street
- 300m from Finikoudes Beach & Promenade
- 500m from the Church of St. Lazarus
- Access to...

### Property Info

### Plot / Area Info

Covered Area	<b>44</b>
Covered Veranda	<b>12</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>6</b>

### Additional info

Reference Number	<b>8893</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

### Location



## Price: €212 000 + VAT

VAT for this property is **€10,600** or **€40,280**. 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>~€5 080.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 818.00/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

€212 000 on Sep 13, 2025



## 4<sup>TH</sup> FLOOR

