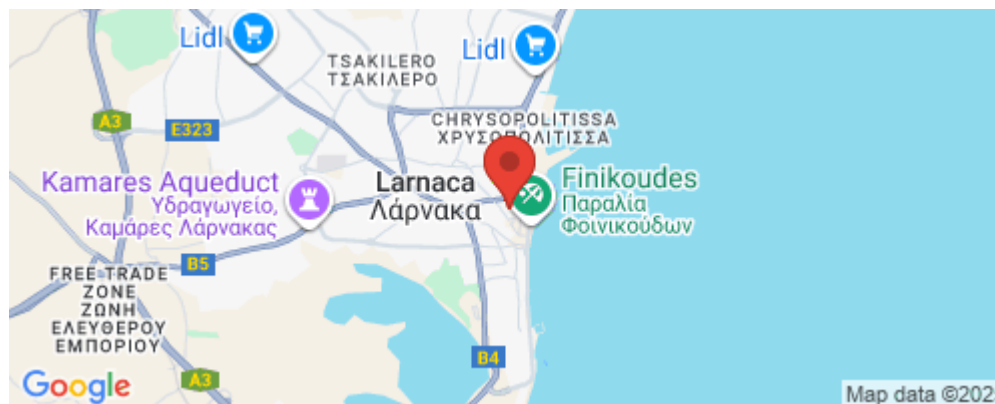


44m² Apartment for Sale in Larnaca - Finikoudes

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 | 44 |
| Covered Veranda | 12 |
| Floor Number | 6 |
| Total Number of Floors | 6 |

Additional info

| | |
|------------------|------------------|
| Reference Number | 8906 |
| Property type | Apartment |
| Bathrooms | 1 |

Amenities

Location

- Elevator

Location: Larnaca - Finikoudes

Region: **Larnaca**

Coordinates: **34.916252838653 / 33.634750838342**

Price: €222 000 + VAT

VAT for this property is **€11,100** or **€42,180**. 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 | ~€5 480.00 | Common expenses | None |
| | | Price per SQM | €5 045.00/m² | | |

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

€222 000 on Sep 13, 2025



6TH FLOOR

