

1 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

This modern 1-bedroom apartment offers the perfect balance of style, comfort, and convenience in the very heart of Larnaca. Designed with open-plan living areas and bright interiors, it is ideal for both permanent residence and investment purposes. 

The central location ensures premium accessibility — just a short walk to the American Academy, Ermou Street, and the famous Finikoudes Beach. With its excellent setting and high rental potential, this property is a smart choice for anyone looking to enjoy or invest in Cyprus living.

Key Advantages:

- Prime central location
- 200 meters from the American Academy
- 4 minutes from Ermou Str...

Property Info

Covered Area	65
Covered Veranda	9
Floor Number	1
Total Number of Floors	6

Plot / Area Info

Parking **Uncovered, Yes**

Additional info

Reference Number	8908
Property type	Apartment
Bathrooms	1

Amenities

- Parking

Location

Location: Larnaca - Chrysopolitissa

Region: **Larnaca**

Coordinates: **34.920449154809 / 33.627380142087**

Price: €220 000 + VAT

VAT for this property is **€11,000** or **€41,800**. 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	~€5 400.00	Common expenses	None
		Price per SQM	€3 385.00/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

€220 000 on Sep 13, 2025



1ST FLOOR

