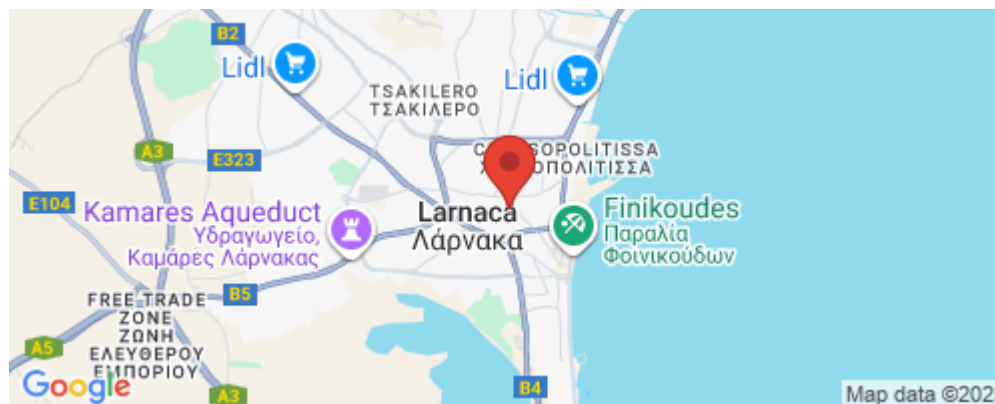


## 2 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

This elegant 2-bedroom apartment combines modern design with functionality, offering generous interiors, open-plan living spaces, and private outdoor areas. Perfect for families, professionals, or investors, it provides both comfort and long-term value.



Located in the very heart of Larnaca, the apartment ensures unmatched convenience — just steps away from schools, shops, restaurants, and cultural landmarks. Its central setting and proximity to Finikoudes Beach make it highly attractive for permanent residence as well as rental investment.

### Key Advantages:

- 200 meters from the American Academy
- 4 minutes from Ermou Street
- 6 minut...

Property Info		Plot / Area Info		Additional info	
Covered Area	91	Parking	Covered, Yes	Reference Number	8909
Covered Veranda	12			Property type	Apartment
Floor Number	1			Bathrooms	2
Total Number of Floors	6				
Amenities	Location				
• Parking	Location: Larnaca - Chrysopolitissa		Region: Larnaca		
	Coordinates: 34.920449154809 / 33.627380142087				



## Price: €280 000 + VAT

VAT for this property is **€14,000** or **€53,200**. 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>~€7 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 077.00/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

€280 000 on Sep 13, 2025



## 1<sup>ST</sup> FLOOR

