


## 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

Covered Area	<b>91</b>
Covered Veranda	<b>12</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>6</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>8909</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**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/m<sup>2</sup></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>
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## Price change history

€280 000 on Sep 13, 2025



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

