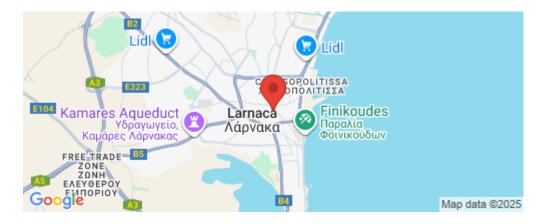


1 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

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		Plot / Area Info		Additional info	
Covered Area	65			Reference Number	8910
Covered Veranda	9	Da while e	Unaccessed Vac		
Floor Number	2	Parking	Uncovered, Yes	Property type	Apartment
Total Number of Floors	6			Bathrooms	1

Amenities	Location	
• Parking	Location: Larnaca - Chrysopolitissa	Region: Larnaca
	Coordinates: 34.920449154809 / 33.627380142087	





Price: €225 000 + VAT

VAT for this property is €11,250 or €42,750. 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 ~€5 600.00

Price per SQM €3 462.00/m²

Common expenses None

Representative: RealDeal Estates

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License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

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Price change history

€225 000 on Sep 13, 2025













2ND FLOOR

