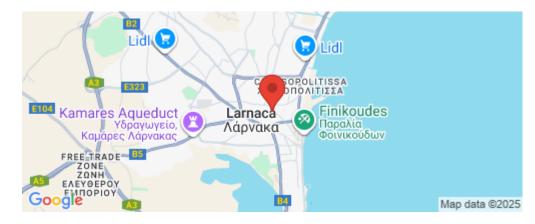


1 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

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	8911
Covered Veranda	9		Uncovered, Yes	Reference Number	0311
	_	Parking		Property type	Apartment
Floor Number	3	J		Bathrooms	1
Total Number of Floors	6				

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





Price: €230 000 + VAT

VAT for this property is €11,500 or €43,700. 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 ~€5 800.00

Price per SQM €3 538.00/m²

Common expenses None

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

€230 000 on Sep 13, 2025













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