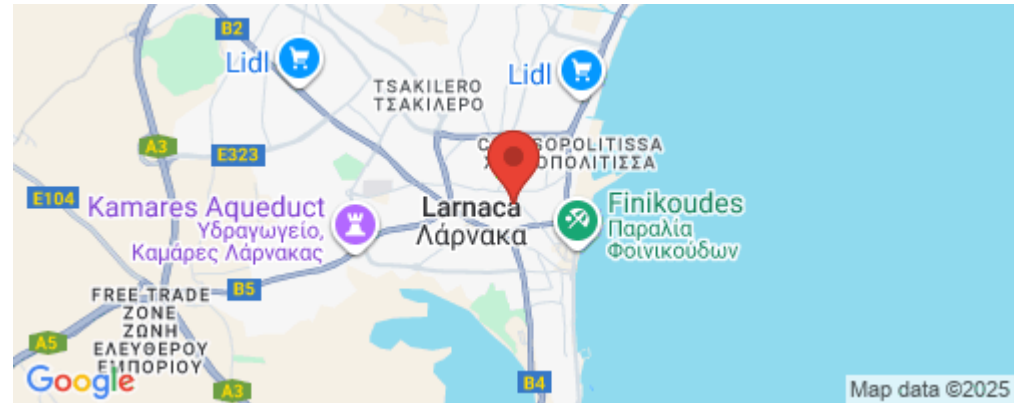


## 2 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

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:

- Spacious 2-bedroom layout with modern finishes
- 200 meters from the American Academy

## Price: €360 000 + VAT

VAT for this property is **€18,000** or **€68,400**. 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>~€11 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 557.00/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

€360 000 on Sep 13, 2025







## 4<sup>TH</sup> FLOOR

