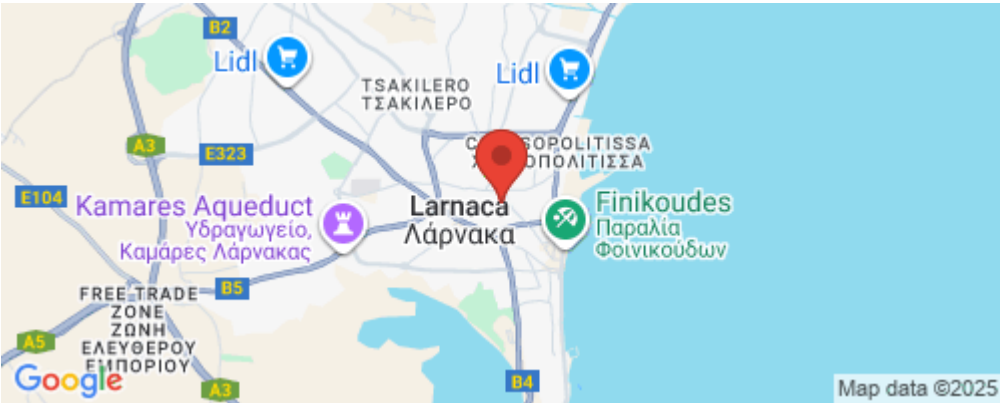


1 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

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	66	Parking	Uncovered, Yes	Reference Number	8914
Covered Veranda	12			Property type	Apartment
Floor Number	5			Bathrooms	1
Total Number of Floors	6				
Amenities	Location				
• Parking	Location: Larnaca - Chrysopolitissa		Region: Larnaca		
	Coordinates: 34.920449154809 / 33.627380142087				

Price: €250 000 + VAT

VAT for this property is **€12,500** or **€47,500**. 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	~€6 600.00	Common expenses	None
		Price per SQM	€3 788.00/m²		

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

€250 000 on Sep 13, 2025



5TH FLOOR

