


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

Covered Area	66
Covered Veranda	12
Floor Number	5
Total Number of Floors	6

Plot / Area Info

Parking

Uncovered, Yes

Additional info

Reference Number	8914
Property type	Apartment
Bathrooms	1

Amenities

- Parking

Location

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

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Price change history

€250 000 on Sep 13, 2025



5TH FLOOR

