

## 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. X

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	<b>66</b>	Reference Number
Covered Veranda	<b>12</b>	<b>8914</b>
Floor Number	<b>5</b>	Property type
Total Number of Floors	<b>6</b>	Bathrooms

Amenities	Location
• Parking	<b>Location:</b> Larnaca - Chrysopolitissa Coordinates: <b>34.920449154809 / 33.627380142087</b>

## 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	<b>Excluded</b>	Title transfer fee	<b>~€6 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 788.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€250 000 on Sep 13, 2025



**5<sup>TH</sup> FLOOR**