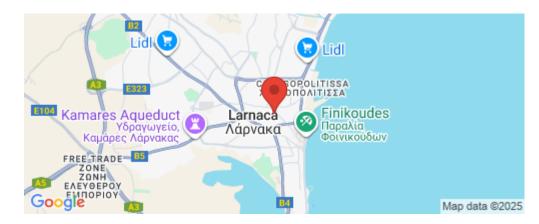


#### 1 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

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		<b>Additional info</b>	
Covered Area	66			Reference Number	8914
Covered Veranda	12				
Floor Number	5	Parking	Uncovered, Yes	Property type Bathrooms	Apartment
Total Number of Floors	6			Datillooms	1

Amenities	Location	
• Parking	Location: Larnaca - Chrysopolitissa	Region: <b>Larnaca</b>
	Coordinates: <b>34.920449154809</b> / <b>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 Excluded Title transfer fee  $\sim 6600.00$  Common expenses None  $\approx 3788.00/m^2$ 

### **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







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

