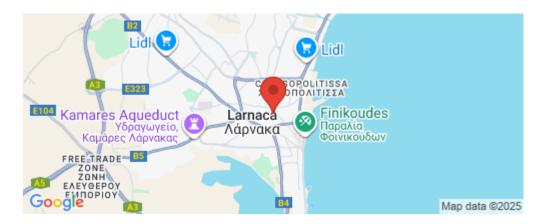


#### 1 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

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			Reference Number	8915
Covered Veranda	12			Reference Number	0312
	Parl	Parking	Covered, Yes	Property type	Apartment
Floor Number	6	_		Bathrooms	1
Total Number of Floors	6				

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





**Price: €260 000 + VAT** 

VAT for this property is €13,000 or €49,400. 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 Excluded

Title transfer fee ~€7 000.00

Price per SQM €3 939.00/m²

Common expenses None

### **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy

License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

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## **Price change history**

€260 000 on Sep 13, 2025













# 6<sup>™</sup> FLOOR

