

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 | Covered, Yes | Reference Number | 8915 | |
| Covered Veranda | 12 | | | Property type | Apartment | |
| Floor Number | 6 | | | Bathrooms | 1 | |
| Total Number of Floors | 6 | | | | | |
| Amenities | Location | | | | | |
| • Parking | Location: Larnaca - Chrysopolitissa | | | Region: Larnaca | | |
| | Coordinates: 34.920449154809 / 33.627380142087 | | | | | |

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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | ~€7 000.00 | Common expenses | None |
| | | Price per SQM | €3 939.00/m² | | |

Representative: RealDeal Estates

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|--|--------------|------------|--|
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Price change history

€260 000 on Sep 13, 2025



6TH FLOOR

