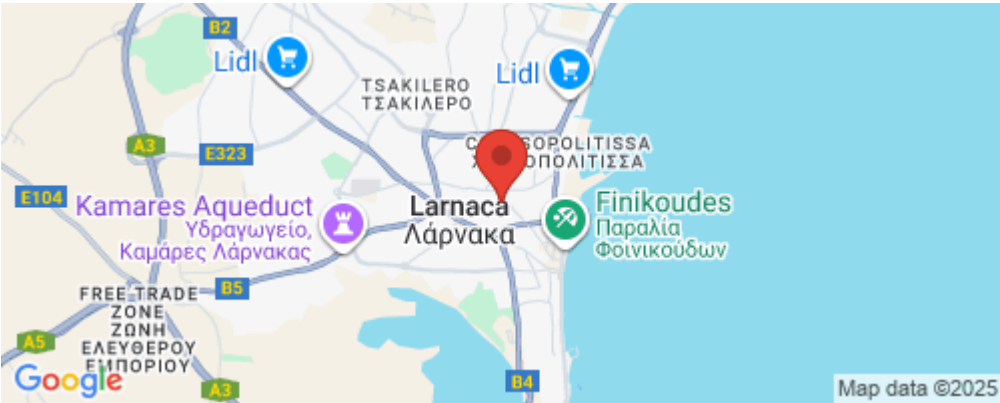


1 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

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.

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

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

€260 000 on Sep 13, 2025



6TH FLOOR

