


## 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

Covered Area	<b>66</b>
Covered Veranda	<b>12</b>
Floor Number	<b>6</b>
Total Number of Floors	<b>6</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>8915</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**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	<b>Excluded</b>	Title transfer fee	<b>~€7 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 939.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

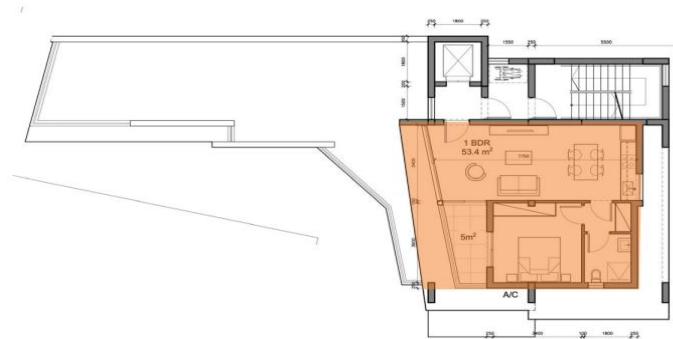
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€260 000 on Sep 13, 2025



## 6<sup>TH</sup> FLOOR



**601**  
▲  
1 Bedroom  
1 Bathroom  
53.4 SQM Internal Area  
12.7(5x7.7) SQM Covered Veranda