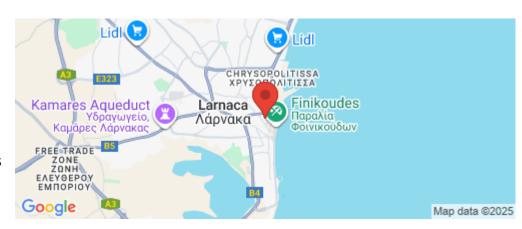


### 1 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

Discover a rare investment opportunity with this exclusive new development, ideally located in the very center of Larnaca. Set in a peaceful residential neighborhood, the project combines urban comfort with excellent connectivity: schools, supermarkets, shops, and daily services are all close by, while the famous Finikoudes Promenade and its sandy beaches are just a five-minute walk away.

Rising six stories, the development features a modern collection of studios, one-, and two-bedroom apartments – an attractive mix that meets the growing demand for both long-term and short-term rentals. Designed with investors in mind, each residence boasts smart layouts, premium finishes, an...



#### **Property Info**

Plot / Area Info

Covered Area 62
Covered Veranda 14
Floor Number 1

Total Number of Floors 6

Furnishing **Unfurnished** 

Energy Efficiency A

Air Conditioning All rooms, Yes

Amenities Location

**Location:** Larnaca - Chrysopolitissa Region: **Larnaca** 

Coordinates: 34.916252 / 33.634789

#### **Additional info**

Reference Number 14602

Property type **Apartment** 

Bathrooms **1** 



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  $\sim$  7 000.00 Common expenses None Price per SQM  $\sim$  4 194.00/m<sup>2</sup>

# Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€260 000 on Oct 9, 2025











