

45m² 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

| | |
|------------------------|-----------------------|
| Covered Area | 45 |
| Covered Veranda | 13 |
| Floor Number | 6 |
| Total Number of Floors | 6 |
| Furnishing | Unfurnished |
| Energy Efficiency | A |
| Air Conditioning | All rooms, Yes |

Plot / Area Info

Additional info

| | |
|------------------|------------------|
| Reference Number | 14630 |
| Property type | Apartment |
| Bathrooms | 1 |

Amenities

Location

Location: Larnaca - Chrysopolitissa Region: **Larnaca**
Coordinates: **34.916252 / 33.634789**

Price: €222 000 + VAT

VAT for this property is **€11,100** or **€42,180**. 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 | ~€5 480.00 | Common expenses | None |
| | | Price per SQM | €4 933.00/m² | | |

Representative: Cyprus Sotheby's International Realty

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|--|--------------|------------|---------------------------------------|
| Registration number | 1013 | Email | info@cyprus-sothebysrealty.com |
| License number | 517/E | Legal name | ConceptRealty Ltd |
| Phone: +35726080180, +35797612926 | | | |

Price change history

€222 000 on Oct 9, 2025



