

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. X

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 | Additional info | |
|------------------------|--|-------------------------|------------------------|------------------|
| Covered Area | 45 | | | |
| Covered Veranda | 13 | | | |
| Floor Number | 6 | | Reference Number | 14630 |
| Total Number of Floors | 6 | | Property type | Apartment |
| Furnishing | Unfurnished | | Bathrooms | 1 |
| Energy Efficiency | A | | | |
| Air Conditioning | All rooms, Yes | | | |
| 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 Price per SQM | ~€5 480.00 €4 933.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

Representative: Cyprus Sotheby's International Realty

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|--|--------------|------------|---------------------------------------|
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| License number | 517/E | Legal name | ConceptRealty Ltd |
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Price change history

€222 000 on Oct 9, 2025



