

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: €245 000 + VAT

VAT for this property is **€12,250** or **€46,550**. 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	~€6 400.00	Common expenses	None
		Price per SQM	€5 444.00/m²		

Representative: Cyprus Sotheby's International Realty

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
 €245 000 on Mar 20, 2026



