


## 1 Bedroom Apartment for Sale in Larnaca - City Center

This new project is coming soon in the heart of Larnaca, more precisely in the famous Ermou street. This project is the perfect option if you are looking to make an investment and benefit from a high return. It is ideal for short term rental as it will be composed of 1 bedroom apartments and studios. The development is just 250 meters from Finikoudes Beach and in 400 meters from St. Lazarus Church. The Project has EPC certificate with "A" Energy Efficiency Rating. 

### Property Info

Covered Area **63**  
Covered Veranda **18**

### Plot / Area Info

### Additional info

Reference Number **A0012-402**  
Property type **Apartment**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Larnaca - City Center      Region: **Larnaca**  
**Coordinates:** **34.91413 / 33.63502**

## Price: €310 000 + VAT

VAT for this property is **€15,500** or **€58,900**. 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>~€9 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 921.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€310 000 on Nov 7, 2025

