

## 1 Bedroom Apartment for Sale in Larnaca

One Bedroom Penthouse Apartment For Sale in Larnaca Town Centre – Title Deeds (New Build Process)  Situated in the heart of Larnaca, there are only 5 apartments in this building comprising of 1 Two bedroom apartment with 2 Bathrooms and 4 One bedroom apartments 2 of which are one bedroom penthouse apartments with private roof terraces. The are only a short drive to the sea & beach. This project presents an exceptional investment opportunity, with property values appreciating over time and delivering consistent rental returns. - 1 Bedroom with fitted wardrobes - Open plan, living, dining & kitchen area - Family bathroom -...

Property Info	Plot / Area Info	Additional info
Covered Area <b>43</b>		Reference Number <b>plu085n1p</b>
		Property type <b>Apartment</b>
		Condition <b>Brand New</b>
		Bathrooms <b>1</b>

## Price: €235 000 + VAT

VAT for this property is **€11,750** or **€44,650**. 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 Price per SQM	<b>None</b> <b>€5 465.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Emerald Property Consultants

Registration number	<b>845</b>	Email	<b>info@cyprusemerald.com</b>
License number	<b>329/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35723080080</b>			

## Price change history

€235 000 on Dec 25, 2025





## 3RD FLOOR

302 ►  
1 Bedroom  
1 Bathroom  
46.6 SQM Internal Area  
9 SQM Covered Veranda



301  
1 Bedroom  
1 Bathroom  
43.4 SQM Internal Area  
7 SQM Covered Veranda

## ROOF FLOOR

301  
30 SQM Uncovered Roof Terrace



302 ►  
28 SQM Uncovered Roof Terrace