

## 1 Bedroom Apartment for Sale in Larnaca District

This modern 1+1 bedroom apartment offers a smart and versatile layout in one of Larnaca’s rapidly developing coastal areas, just a few meters from the New Marina and Port. Designed for comfortable living and strong rental potential, the property combines practicality with an excellent location close to the city centre. 

A standout feature of the apartment is the two large covered verandas, providing generous outdoor living space. One of the verandas can easily be enclosed or adapted to create an additional bedroom, home office, or guest room, offering extra flexibility for owners or investors.

### Key Features:

- 1+1 bedroom layout with flexible use of space
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### Property Info

Covered Area	<b>81</b>
Covered Veranda	<b>15</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>12163</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.93593936 / 33.63629578**

## Price: €252 000 + VAT

VAT for this property is **€12,600** or **€47,880**. 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>~€6 680.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 111.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€235 000 on Mar 6, 2026

€252 000 on Apr 4, 2026





## 2<sup>ND</sup> FLOOR

