

## 1 Bedroom Apartment for Sale in Larnaca District

This modern one-bedroom apartment is perfectly located in the heart of Larnaca, just a few meters from the New Marina and Port. Designed for comfort and convenience, it offers an excellent opportunity for both permanent residence and rental investment.



### Key Features:

- One-bedroom apartment with practical layout
- Ideal for rental or personal use
- Just a few meters from the New Marina and Port
- Close to Larnaca city centre, shops, and amenities

### Property Info

Covered Area	<b>59</b>
Covered Veranda	<b>8</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>12164</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

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

## Price: €197 000 + VAT

VAT for this property is **€9,850** or **€37,430**. 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>~€4 480.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 339.00/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

€197 000 on Mar 6, 2026





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

