


## 1 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

This modern 1-bedroom apartment is ideally located in the vibrant heart of Larnaca, combining contemporary design, high-quality finishes, and a prime location that consistently attracts demand. Perfect for comfortable city living or as a rental investment, the apartment offers both style and functionality. 

### Key Features:

- Spacious 1-bedroom apartment with a practical layout
- Large terrace for outdoor living and relaxation
- High-quality finishes and modern design
- Facing Metro Supermarket
- 2 minutes from American Academy Larnaca
- 4 minutes from Ermou Street
- 5 minutes from Finikoudes Beach
- Ideal for rental or pe...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>64</b> |
| Covered Veranda        | <b>14</b> |
| Floor Number           | <b>2</b>  |
| Total Number of Floors | <b>5</b>  |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>12176</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

- Parking

### Location

**Location:** Larnaca - Chrysopolitissa      Region: **Larnaca**  
**Coordinates:** **34.92108254 / 33.62595322**

## Price: €212 000 + VAT

VAT for this property is **€10,600** or **€40,280**. 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>~€5 080.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 313.00/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

€212 000 on Mar 7, 2026

