


## 2 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

This modern two-bedroom penthouse is ideally located in the vibrant heart of Larnaca, combining contemporary design, high-quality finishes, and a prime location that consistently attracts demand. Offering elevated city living with generous outdoor space, the property is perfect for comfortable residence or as a strong rental investment. 

### Key Features:

- Spacious two-bedroom penthouse with a practical layout
- Large private terrace ideal 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 Fi...

### Property Info

Covered Area	<b>99</b>
Covered Veranda	<b>24</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>5</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>12188</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

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

## Price: €345 000 + VAT

VAT for this property is **€17,250** or **€65,550**. 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>~€10 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 485.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

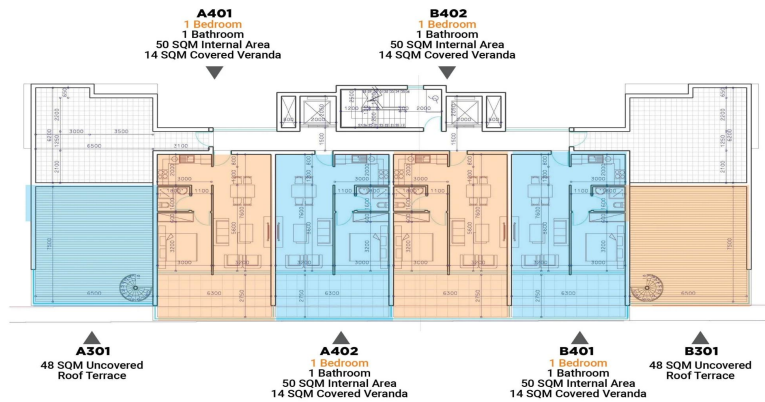
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€345 000 on Mar 7, 2026



## 4<sup>TH</sup> FLOOR



Areas & Plans are not final and are subject to modifications