

## 1 Bedroom Apartment for Sale in Larnaca District

This modern one-bedroom apartment is located in a contemporary residential complex just 400 meters from the coastline in Larnaca, offering an excellent combination of comfort, convenience, and coastal living. The apartment features a well-planned layout with bright interiors, quality finishes, and a contemporary design, making it ideal for both personal residence and rental investment.



### Key Features

- One spacious bedroom
- Open-plan living and dining area
- Modern kitchen with high-quality specifications
- Contemporary design and elegant finishes

### Location Benefits

- Only 400 meters from the sea
- Close to Larnaca Internationa...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>71</b> |
| Covered Veranda        | <b>17</b> |
| Floor Number           | <b>6</b>  |
| Total Number of Floors | <b>20</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>12290</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>1</b>         |
| View             | <b>Sea view</b>  |

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.93874505 / 33.63712193**

**Price: €372 000 + VAT**

VAT for this property is **€18,600** or **€70,680**. 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>~€11 480.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 239.00/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**

€372 000 on Mar 14, 2026





