

## 44m<sup>2</sup> Apartment for Sale in Larnaca - Chrysopolitissa

Discover a rare investment opportunity with this exclusive new development, ideally located in the very center of Larnaca. Set in a peaceful residential neighborhood, the project combines urban comfort with excellent connectivity: schools, supermarkets, shops, and daily services are all close by, while the famous Finikoudes Promenade and its sandy beaches are just a five-minute walk away. Rising six stories, the development features a modern collection of studios, one-, and two-bedroom apartments – an attractive mix that meets the growing demand for both long-term and short-term rentals. Designed with investors in mind, each residence boasts smart layouts, premium finishes, an...



### Property Info

Covered Area	<b>44</b>
Covered Veranda	<b>12</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>6</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>14613</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

### Location

**Location:** Larnaca - Chrysopolitissa    Region: **Larnaca**  
**Coordinates:** **34.916252 / 33.634789**

## Price: €210 000 + VAT

VAT for this property is **€10,500** or **€39,900**. 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>~€5 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 773.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€210 000 on Mar 20, 2026



