


## 35m<sup>2</sup> Apartment for Sale in Larnaca - Finikoudes

This stylish studio apartment is part of an upcoming residential project in Larnaca's vibrant town center. Designed to maximize space and natural light, it offers a smart open-plan layout, ideal for modern city living. 

Perfectly located just steps from shops, restaurants, and cafés, and only a short walk to Finikoudes Beach and the Church of St. Lazarus, it is an excellent choice for a holiday home or a high-return investment property.

### □ Key Advantages:

- Prime central location in Larnaca
- Only 70m from Ermou Street
- 300m from Finikoudes Beach & Promenade
- 500m from the Church of St. Lazarus
- Access to...

### Property Info

Covered Area	<b>35</b>
Covered Veranda	<b>6</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>6</b>

### Plot / Area Info

### Additional info

Reference Number	<b>12823</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

- Elevator

### Location

**Location:** Larnaca - Finikoudes      Region: **Larnaca**  
**Coordinates:** **34.91625284 / 33.63475084**

## Price: €215 000 + VAT

VAT for this property is **€10,750** or **€40,850**. 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>~€5 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 143.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

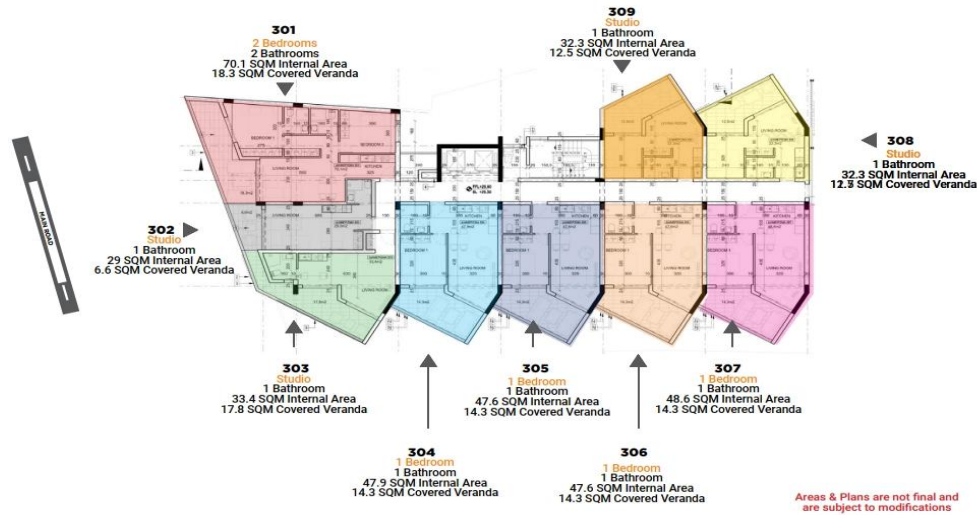
Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€215 000 on Apr 9, 2026



## 3<sup>RD</sup> FLOOR



## 3<sup>RD</sup> FLOOR

