


## 3 Bedroom Apartment for Sale in Larnaca - Chrysopolitissa

A modern 2+1 triplex with a private roof garden, located within an exclusive 4-storey residential development in the heart of Larnaca. The project consists of only 8 units, offering privacy, comfort, and a boutique living environment in a prime city location. 

Ideally positioned, the residence provides true city-centre living within walking distance to schools, supermarkets, and everyday amenities, while maintaining a quiet residential atmosphere. Phinikoudes promenade and the Blue Flag beach are just a 15-minute drive away.

### Property Overview

- 2+1 triplex layout (flexible additional room for office/guest space)
- Bright and spacious open-plan living areas

## Price: €450 000 + VAT

VAT for this property is **€26,066** or **€85,500**. 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>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 830.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

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## Price change history

€450 000 on Apr 17, 2026



