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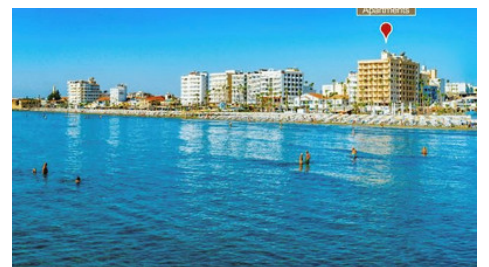


## Prime Location Studio Apartment in the Heart of Larnaca

 Larnaca, Finikoudes

#1139





<b>Price</b>	€225,000	<b>Type</b>	Apartment
<b>Bathrooms</b>	1	<b>Covered</b>	40 m <sup>2</sup>
<b>Covered veranda</b>	5 m <sup>2</sup>	<b>Status</b>	Resale
<b>Floor</b>	1 / 7	<b>Area</b>	Larnaca, Finikoudes

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## Description

Located in the prestigious and vibrant area of Larnaca, this exquisite studio apartment offers direct access to the renowned 'Phinikoudes Beach'. Enjoy breathtaking vistas of the beach and marina with the golden sands and crystal-clear waters just a minute's walk away.

'Phinikoudes Beach' is a Blue Flag awarded beach, ensuring clean and safe waters, complete with lifeguards, sunbeds, showers, and public restrooms. The area is bustling with a variety of cafes, restaurants, bars, and retail shops, making it easy to enjoy the best of what Larnaca has to offer.

A bus stop with connections to other cities is conveniently located just 200 meters from the property, ensuring seamless travel across the region. This 40 m<sup>2</sup> studio apartment, with an additional 5 m<sup>2</sup> veranda, is perfect for short-term rentals, which are highly popular in this area due to its proximity to the beach and amenities.

Benefit from no transfer fees, making this resale property an even more attractive investment opportunity. Priced at just €225,000, this property promises excellent yield potential for investors. This is an exceptional opportunity to own a piece of paradise in one of Larnaca's most sought-after locations. Ideal for both personal use and as a high-return investment, this studio apartment is a gem you won't want to miss.

\*The apartment is located on the back side of the building-no direct sea view.

## Pavlos Konialis

CEO

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## Facilities

Aircondition, Split system

Elevator

Heating, Split system

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## Features

Shower

Walking distance to beach

Veranda