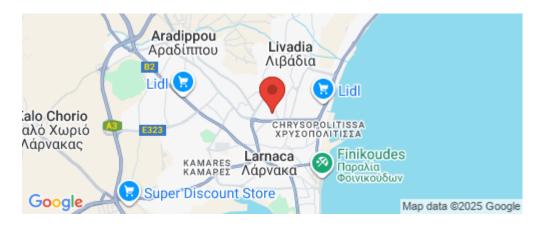


2 Bedroom Apartment for Sale in Larnaca District

An exceptional opportunity to own a brand-new 2-bedroom penthouse in one of the fastest-growing areas of Larnaca — just 1300 meters from the upcoming New Marina & Port!



Part of a modern residential development consisting of two separate buildings, this penthouse combines comfort, contemporary design, and an uncovered roof terrace ideal for relaxing or entertaining with open views.

- Prime Location in the New Marina Area
- Uncovered roof terrace for private enjoyment
- Smart layout & modern finishes
- Next to ERA Department Store (ex-Debenhams)
- 1300 meters from Larnaca New Marina & Port

Property Info		Plot / Area Info		Additional info		
Covered Area	102					
Covered Veranda	12			Reference Number	6721	
Uncovered Veranda	7	Parking	Covered, Yes	Property type	Apartment	
Floor Number	4			Condition	Under Construction	
Total Number of Floors 4				Bathrooms	2	
Energy Efficiency	A					



Roof Garden

Location

Region: **Larnaca**

Coordinates: 34.932174829448 / 33.621135944368



Price: €335 000 + VAT

VAT for this property is €16,750 or €63,650. 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 Exc	Evaluded	Title transfer fee	None	Common aynangas	None
	Excluded	Price per SQM	€3 284.00/m ²	Common expenses	None

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333**

Price change history

€335 000 on Jun 11, 2025







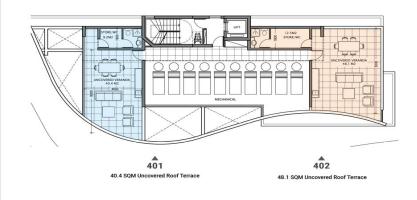






BUILDING 1

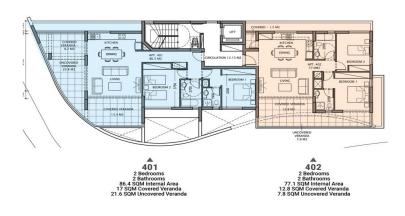
ROOF FLOOR



Areas & Plans are not final and are subject to modifications

$\mathbf{4}^{\mathsf{TH}}\,\mathsf{FLOOR}$

BUILDING



Areas & Plans are not final and