

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

| | |
|------------------------|------------|
| Covered Area | 102 |
| Covered Veranda | 12 |
| Uncovered Veranda | 7 |
| Floor Number | 4 |
| Total Number of Floors | 4 |
| Energy Efficiency | A |

Plot / Area Info

Parking **Covered, Yes**

Additional info

| | |
|------------------|---------------------------|
| Reference Number | 6721 |
| Property type | Apartment |
| Condition | Under Construction |
| Bathrooms | 2 |

Amenities

- 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 | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €3 284.00/m² | | |

Representative: RealDeal Estates

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

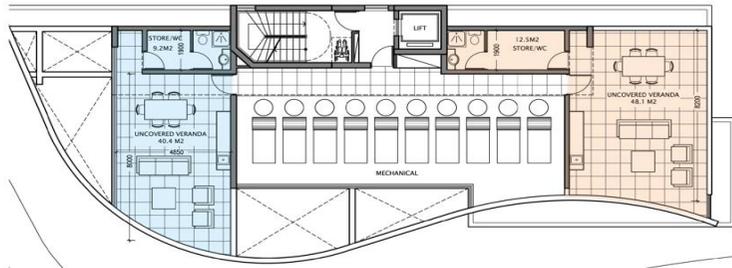
Price change history

€335 000 on Jun 11, 2025



BUILDING 1

ROOF FLOOR



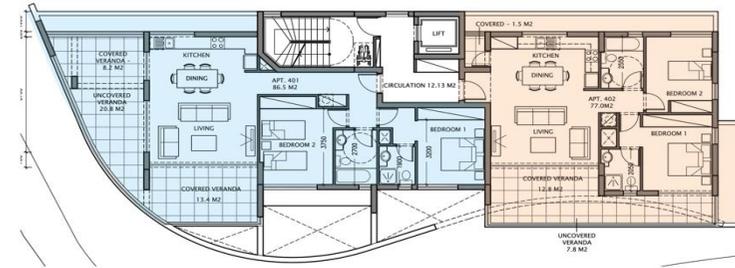
401
40.4 SQM Uncovered Roof Terrace

402
48.1 SQM Uncovered Roof Terrace

Areas & Plans are not final and are subject to modifications

BUILDING 1

4TH FLOOR



401
2 Bedrooms
2 Bathrooms
86.4 SQM Internal Area
17 SQM Covered Veranda
21.6 SQM Uncovered Veranda

402
2 Bedrooms
2 Bathrooms
77.1 SQM Internal Area
12.8 SQM Covered Veranda
7.8 SQM Uncovered Veranda

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