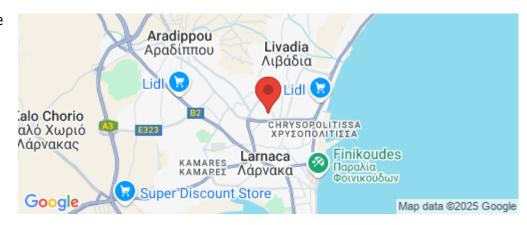


2 Bedroom Apartment for Sale in Larnaca District

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



Located within a modern residential development consisting of two separate buildings, the apartment offers a smart layout, quality finishes, and a convenient lifestyle close to key amenities.

- Prime Location in the New Marina Area
- Open-Plan Living Spaces with Modern Finishes
- Smart, Functional Layout
- Next to ERA Department Store (ex-Debenhams)
- 1300 meters from Larnaca New Marina & Port

Property Info		Plot / Area Info		Additional info		
Covered Area	109					
Covered Veranda	22			Reference Number	6722	
Uncovered Veranda	22	Parking	Covered, Yes	Property type	Apartment	
Floor Number	3			Condition	Under Construction	
Total Number of Floors 4				Bathrooms	2	
Energy Efficiency	A					



• Parking

Location

Region: Larnaca

Coordinates: 34.932174829448 / 33.621135944368



Price: €275 000 + VAT

VAT for this property is €13,750 or €52,250. 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 Excl	Eveluded	Title transfer fee	None	Common ovnonces	None
	Excluded	Price per SQM	€2 523.00/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

€275 000 on Jun 11, 2025













BUILDING 2

3RD FLOOR

