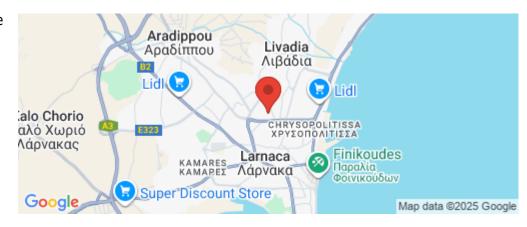


2 Bedroom Apartment for Sale in Larnaca District

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	Parking	Covered, Yes	Reference Number	6722
Uncovered Veranda	22			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: €305 000 + VAT

VAT for this property is €15,250 or €57,950. 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

Price per SQM €2 798.00/m²

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 €305 000 on Nov 7, 2025













BUILDING 2

3RD FLOOR

