

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

| | |
|------------------------|------------|
| Covered Area | 109 |
| Covered Veranda | 22 |
| Uncovered Veranda | 22 |
| Floor Number | 3 |
| Total Number of Floors | 4 |
| Energy Efficiency | A |

Plot / Area Info

| | |
|---------|---------------------|
| Parking | Covered, Yes |
|---------|---------------------|

Additional info

| | |
|------------------|---------------------------|
| Reference Number | 6722 |
| Property type | Apartment |
| Condition | Under Construction |
| Bathrooms | 2 |

Amenities

- 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.

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|-----|-----------------|--------------------|---------------------|-----------------|-------------|
| VAT | Excluded | Title transfer fee | None | Common expenses | None |
| | | Price per SQM | €2 798.00/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

€275 000 on Jun 11, 2025

€305 000 on Nov 7, 2025



BUILDING 2

3RD FLOOR

