


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.

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

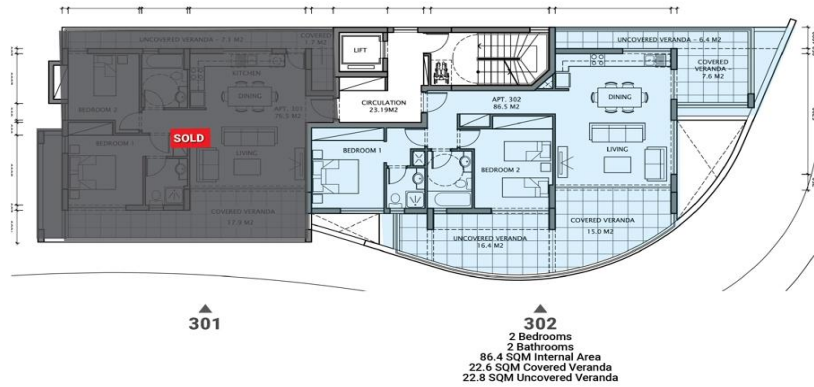
€275 000 on Jun 11, 2025

€305 000 on Nov 7, 2025



BUILDING 2

3RD FLOOR



Areas & Plans are not final and are subject to modifications