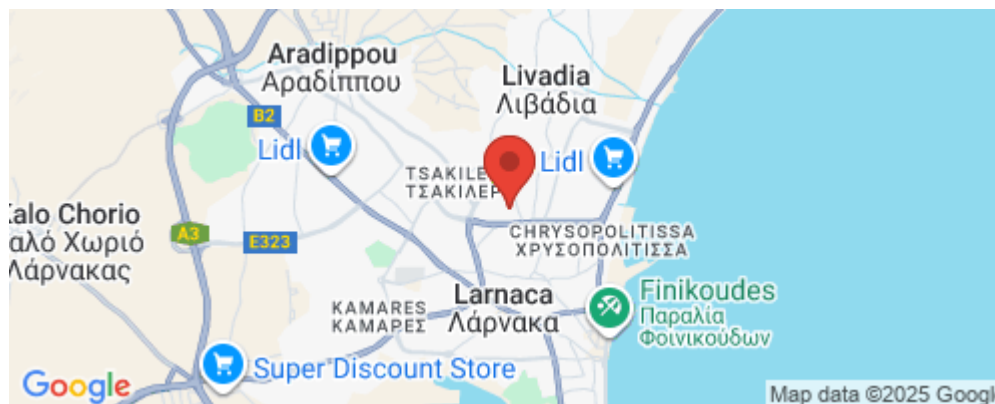


2 Bedroom Apartment for Sale in Larnaca District

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	101
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	6723
Property type	Apartment
Condition	Under Construction
Bathrooms	2

- 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	€3 317.00/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			

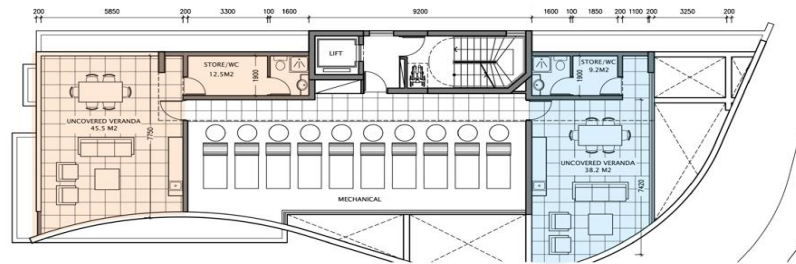
Price change history

€335 000 on Jun 11, 2025



BUILDING 2

ROOF FLOOR



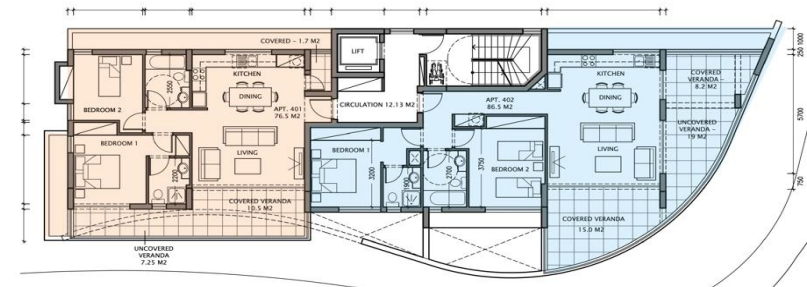
401
45.5 SQM Uncovered Roof Terrace

402
38.2 SQM Uncovered Roof Terrace

Areas & Plans are not final and
are subject to modifications

BUILDING 2

4TH FLOOR



401
2 Bedrooms
2 Bathrooms
76.3 SQM Internal Area
12.2 SQM Covered Veranda
7.25 SQM Uncovered Veranda

402
2 Bedrooms
2 Bathrooms
86.4 SQM Internal Area
15 SQM Covered Veranda
19.6 SQM Uncovered Veranda

Areas & Plans are not final and
are subject to modifications