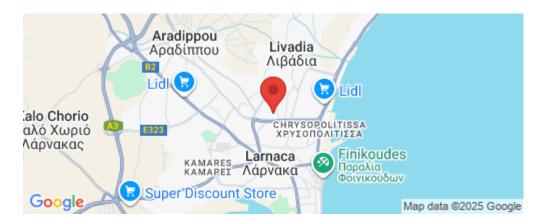


## 2 Bedroom Apartment for Sale in Larnaca District

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		Plot / Area Info		<b>Additional info</b>	
Covered Area	110				
Covered Veranda	15			Reference Number	6724
Uncovered Veranda	19	Parking	Covered, Yes	Property type	Apartment
Floor Number	4			Condition	<b>Under Construction</b>
Total Number of Floors 4				Bathrooms	2
Energy Efficiency	A				



Roof Garden

#### Location

Region: Larnaca

Coordinates: 34.932174829448 / 33.621135944368



Price: €345 000 + VAT

VAT for this property is €17,250 or €65,550. 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 ovnences	None
		Price per SQM	€3 136.00/m <sup>2</sup>	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**

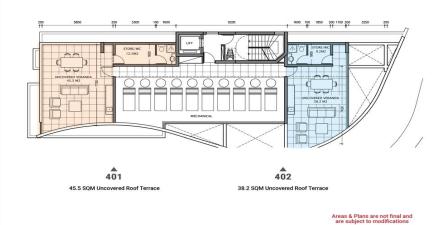
€345 000 on Jun 11, 2025







### **ROOF FLOOR**



BUILDING

### 4<sup>TH</sup> FLOOR

