


## 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	<b>110</b>
Covered Veranda	<b>15</b>
Uncovered Veranda	<b>19</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6724</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

Region: **Larnaca**  
 Coordinates: **34.932174829448 / 33.621135944368**

## Price: €325 000 + VAT

VAT for this property is **€16,250** or **€61,750**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 955.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

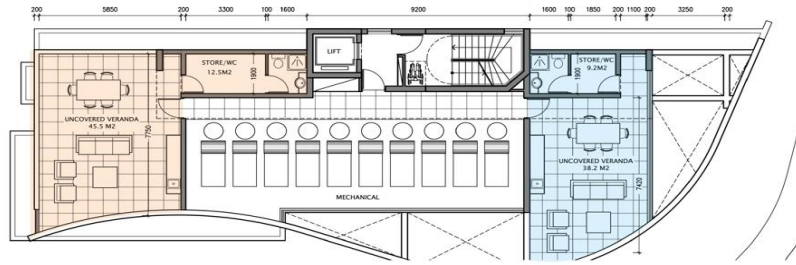
## Price change history

€345 000 on Jun 11, 2025  
 €325 000 on Apr 23, 2026



**BUILDING 2**

## ROOF FLOOR



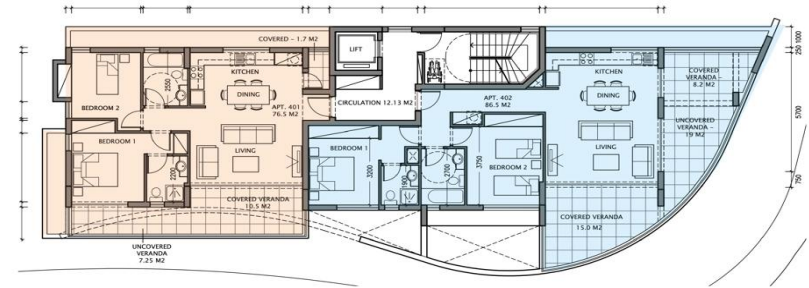
**401**  
45.5 SQM Uncovered Roof Terrace

**402**  
38.2 SQM Uncovered Roof Terrace

Areas & Plans are not final and are subject to modifications

**BUILDING 2**

## 4<sup>TH</sup> 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