

## 3 Bedroom Apartment for Sale in Larnaca District

3-Bedroom Penthouse – Central Larnaca

This exclusive 3-bedroom penthouse is the crown jewel of a contemporary residential complex in the center of Larnaca. Offering panoramic views, an expansive private roof garden, and exceptional interior design, it presents a rare opportunity for luxury urban living.

Located just minutes from Larnaca Marina and the Phinikoudes beachfront, the penthouse provides a peaceful retreat while remaining close to all the city’s amenities. The residence includes open-plan living spaces, floor-to-ceiling windows, generous verandas, and access to a shared swimming pool surrounded by landscaped greenery.

Key Features:

– 3 bedroo...

### Property Info

Covered Area	<b>141</b>
Covered Veranda	<b>42</b>
Uncovered Veranda	<b>72</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>238563</b>
Property type	<b>Apartment</b>
Construction Year	<b>2027</b>
Bathrooms	<b>4</b>

### Amenities

- Parking

### Location

Region: **Larnaca**

## Price: €440 000 + VAT

VAT for this property is **€22,000** or **€83,600**. 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>~€14 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 121.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€440 000 on Aug 6, 2025







