

## 2 Bedroom Apartment for Sale in Larnaca District

Welcome to a modern residential development in the vibrant and up-and-coming New Marina area of Larnaca. These exclusive apartments offer a harmonious blend of convenience, quality and connectivity, with easy access to the city centre, highway and seaside, including the renowned Finikoudes promenade, which boasts a variety of restaurants and entertainment venues.



The four-floor building showcases contemporary architecture, sophisticated interior design, and high-quality finishes, creating an elegant and luxurious ambiance both within the apartments and in the communal areas.

The complex includes 1-2-bedroom apartments and 2-3-bedroom penthouses, each featuring a private roof g...

### Property Info

Covered Area	<b>98</b>
Covered Veranda	<b>21</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number	<b>9346</b>
Property type	<b>Apartment</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

Region: **Larnaca**

Coordinates: **34.927944 / 33.632092**

**Price: €350 000 + VAT**

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 571.00/m<sup>2</sup></b>		

**Representative: Cyprus Sotheby's International Realty**

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**Price change history**

€350 000 on Oct 8, 2025











