

### 3 Bedroom Apartment for Sale in Larnaca District

Presenting a luxurious 3-bedroom penthouse in a prime location in Larnaca, directly across from the New Marina project. This stunning residence is just a short walk from the scenic seafront promenade and Larnaca’s vibrant city center, where you’ll find an array of restaurants, bars, banks, pharmacies, and more. 

Upon entering the penthouse, you are greeted by an expansive open-plan living space that seamlessly connects the dining area and modern kitchen. The kitchen is equipped with premium Miele appliances, marble countertops, and ample cabinetry. The lounge area features large double-glazed sliding doors, opening onto a spacious veranda that offers breathtaking views of the...

#### Property Info

Covered Area	<b>166</b>
Covered Veranda	<b>43</b>
Uncovered Veranda	<b>11</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>10142</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

#### Amenities

- Parking

#### Location

Region: **Larnaca**  
 Coordinates: **34.928383 / 33.638547**

## Price: €390 000 + VAT

VAT for this property is **€24,763** or **€74,100**. 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>~€12 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 349.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€420 000 on Oct 8, 2025  
 €390 000 on Feb 27, 2026











