

1 Bedroom Apartment for Sale in Larnaca District

This modern 1+1 bedroom apartment offers a smart and versatile layout in one of Larnaca’s rapidly developing coastal areas, just a few meters from the New Marina and Port. Designed for comfortable living and strong rental potential, the property combines practicality with an excellent location close to the city centre. 

A standout feature of the apartment is the two large covered verandas, providing generous outdoor living space. One of the verandas can easily be enclosed or adapted to create an additional bedroom, home office, or guest room, offering extra flexibility for owners or investors.

Key Features:

- 1+1 bedroom layout with flexible use of space
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Property Info

Covered Area	81
Covered Veranda	15
Floor Number	1
Total Number of Floors	4

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	12162
Property type	Apartment
Bathrooms	1

Amenities

- Parking

Location

Region: **Larnaca**
 Coordinates: **34.93593936 / 33.63629578**

Price: €246 000 + VAT

VAT for this property is **€12,300** or **€46,740**. 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	~€6 440.00	Common expenses	None
		Price per SQM	€3 037.00/m²		

Representative: RealDeal Estates

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Price change history

€230 000 on Mar 6, 2026

€246 000 on Apr 4, 2026





1ST FLOOR

