

## 1 Bedroom Apartment for Sale in Larnaca District

Ideally positioned in a well-established and peaceful neighborhood near the New Larnaca Marina, this contemporary residential development sets a new standard for modern living. The highly desirable location offers a rare balance of privacy and convenience, with the city center, sandy beaches, schools, parks, and a wide selection of shops and restaurants all within easy reach.

The elegant four-storey building features spacious two- and three-bedroom apartments, along with exclusive penthouses boasting private rooftop terraces. Each residence is thoughtfully designed to enhance comfort and style, offering open-plan layouts, light-filled living areas, and refined balconies with sleek g...

### Property Info

Covered Area	<b>81</b>
Covered Veranda	<b>15</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **16745**  
 Property type **Apartment**  
 Bathrooms **2**

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.935679 / 33.636197**

## 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	<b>Excluded</b>	Title transfer fee	<b>~€6 440.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 037.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€246 000 on Mar 19, 2026



