

<b>Property Code:</b>	A10370	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - Livadia Tourist Area New Marina Area	<b>Internal Area:</b>	82 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Year of construction:</b>	2026	<b>Status:</b>	Under Construction
<b>VAT:</b>	+ VAT		

**Property features:**

Communal Pool	Covered Parking	Elevator	Storage
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**Description:**

**Exclusive Low-Density Living at Larnaca's New Marina**

Discover a rare opportunity in one of Larnaca's most promising neighborhoods. This impeccably presented 2-bedroom, 2-bathroom apartment is situated on the 2nd floor, offering a perfect blend of modern comfort and strategic location.

The intelligent layout boasts a generous 77m<sup>2</sup> of covered living space, complemented by a sprawling 21m<sup>2</sup> covered veranda—ideal for alfresco dining and relaxing in complete privacy.

Nestled in the dynamic New Marina area, you are just a short drive (700m) from the Mediterranean Sea and a quick 14km transfer from Larnaca International Airport. The building itself is a haven of tranquility, with only 7 other residences, ensuring peace and a strong sense of community.

**Property Highlights:**

Two double bedrooms with built-in wardrobes.

Two modern bathrooms.

Open-plan living and dining area flowing onto the veranda.

Fully equipped kitchen.

**Added Value:** Private covered parking, a storage room, and a modern elevator.

This is a perfect lock-up-and-go property for investors, a permanent home for professionals, or a serene retreat for holidaymakers.



