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|------------------------------|---------------------------|-----------------------|--------------------|
| Property Code: | A10036 | Type: | Sale - Apartment |
| Location: | Larnaca - New Marina Area | Internal Area: | 123 m ² |
| Bedrooms: | 3 | Bathrooms: | 3 |
| Year of construction: | 2027 | Status: | Under Construction |
| VAT: | + VAT | | |

Property features:

Covered Parking Elevator Roof Garden

Description:

Exclusive Marina Lifestyle | Modern 3-Bed Apartment with Roof Garden

Discover modern luxury and an unparalleled lifestyle in this exquisite whole-floor apartment, perfectly positioned in Larnaca's prestigious New Marina area.

This immaculate second-floor residence offers a sophisticated living experience, combining elegant design with exceptional practicality. Spanning a generous **123m² of covered living space**, this is more than just a home—it's a gateway to the vibrant heart of Larnaca.

Step inside to be greeted by a bright and spacious open-plan living and dining area, seamlessly flowing onto a massive **30m² covered veranda**—the perfect setting for alfresco dining, entertaining guests, or simply relaxing while enjoying the coastal breeze.

The apartment features **three generously sized double bedrooms**, each offering a serene retreat. The master suite is a true haven of privacy, complete with its own en-suite bathroom. In total, the property boasts **three modern, well-appointed bathrooms**, ensuring convenience for both family living and guests.

Key Features Include:

Whole Floor Privacy: Enjoy the exclusivity and quiet of having the entire floor to yourself.

Expansive Outdoor Living: A 30m² covered veranda plus a private 14m² roof garden offer multiple spaces for sunshine and relaxation.

Modern Convenience: A fully equipped kitchen, quality finishes, and an elevator providing easy access.

Exceptional Practicality: Two covered parking spaces and a private storage room eliminate everyday hassles.

LUXURIOUS 3-BED APARTMENT IN LARNACA MARINA

€ 315 000

Prime Location: Just **1.5km from the golden beaches** and the bustling marina promenade, with its array of fine dining, cafes, and yachting scene.

Excellent Connectivity: Located approximately **10km from Larnaca International Airport (LCA)**, making travel and receiving international guests effortless.

This is a rare opportunity to secure a property in one of Larnaca's most sought-after neighborhoods. Whether you're seeking a permanent residence of distinction or a high-value investment with strong rental potential, this apartment ticks every box.

Contact us today to arrange a private viewing and experience this superb property for yourself.

Summary Details:

Location: New Marina Area, Larnaca

Floor: 2nd Floor (Whole Floor)

Covered Area: 123 m²

Covered Veranda: 30 m²

Roof Garden: 14 m²

Bedrooms: 3

Bathrooms: 3

Parking: 2 Covered Spaces

Extras: Storage Room, Elevator

Distances: Sea ~1.5km, Larnaca Airport (LCA) ~10km

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