

<b>Property Code:</b>	9646	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - Larnaca Center	<b>Internal Area:</b>	86 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Year of construction:</b>	2027	<b>Status:</b>	Under Construction

#### Property features:

Covered Parking	Elevator	Roof Garden	Storage
Top Floor Apartment (Penthouse)			

#### Description:

## Modern Residential Development in Larnaca - Hospital Area

**Location:** A prime and highly sought-after area near Larnaca's Hospital district, offering excellent connectivity to urban amenities while maintaining proximity to the coast. Just **3.5 km from the sea** (Finikoudes Beach) and **10 km from Larnaca International Airport**, ensuring a perfect balance between city living and coastal relaxation.

#### Project Overview:

**9 Stylish Apartments** - A mix of **1-bedroom and 2-bedroom** units, designed for modern living.

**Spacious Layouts** - Each apartment features high-quality finishes, ample natural light, and functional design.

**2-Bedroom Apartments** include **two bathrooms** for added comfort and convenience.

**Covered Parking** - Dedicated parking spaces for secure and convenient vehicle storage.

**Private Storage Units** - Each apartment comes with an allocated storage room for extra space.

**Modern Elevator** - Easy access to all floors, ensuring comfort for residents.

#### Key Features & Benefits:

- Prime Location** - Close to medical facilities, shops, restaurants, and public transport.
- Near the Sea** - Just a short drive (3.5 km) to Larnaca's famous beaches.
- Excellent Accessibility** - 10 km from Larnaca Airport, ideal for frequent travelers.
- High-Quality Living** - Covered parking, private storage, and elevator add convenience and value.

**Investment Potential:**

**Rental Demand** - Strong interest from medical professionals, expats, and locals due to the central location.

**Owner-Occupier Appeal** - Perfect for those seeking a low-maintenance, modern home near the city and sea.

A fantastic opportunity to own or invest in a **well-located, high-spec residential development in Larnaca!**



