

<b>Property Code:</b>	A8070	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - New Marina Area	<b>Internal Area:</b>	64 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	1
<b>Year of construction:</b>	1987	<b>Status:</b>	Resale

**Property features:**

Air Conditioning      Title Deeds

**Description:**

## Apartment for sale in New Marina Area

Nestled in the vibrant and sought-after New Marina Area of Larnaca, this charming 2-bedroom ground floor apartment offers a delightful blend of comfort and convenience. With a covered area spanning 64m<sup>2</sup> and an inviting veranda of 18m<sup>2</sup>, this residence is designed to cater to modern lifestyles while providing a serene retreat just moments away from the sea.

The apartment comprises two cozy bedrooms, each offering ample space for rest and relaxation. The master bedroom features generous closet space and direct access to the veranda, perfect for enjoying morning coffee or soaking in the Mediterranean breeze. The second bedroom provides versatility, ideal for accommodating guests, children, or a home office.

*Exterior Amenities:* Step outside onto the expansive veranda, where you can unwind and savor alfresco dining amidst lush greenery and a tranquil ambiance. With 18m<sup>2</sup> of outdoor space, there's plenty of room for lounging, gardening, or simply basking in the warm Cyprus sun. Additionally, residents have access to communal areas, enhancing the sense of community and providing opportunities for socializing and recreation.

*Location:* Situated just 600m away from the glistening shores of the sea, this apartment offers unparalleled proximity to Larnaca's pristine beaches and coastal attractions. Residents can indulge in leisurely strolls along the promenade, partake in water sports, or simply relax and soak up the sun. The New Marina Area is renowned for its bustling atmosphere, boasting an array of cafes, restaurants, shops, and amenities within easy reach.

*Additional Features:* This property comes with the added benefit of Title Deeds, ensuring a smooth and transparent ownership process for discerning buyers.

Don't miss this opportunity to own a slice of paradise in the heart of Larnaca's coveted New Marina Area. Schedule your viewing today and experience the epitome of coastal living in Cyprus.

**GROUND FLOOR APT IN NEW MARINA  
AREA**

€ 150 000



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