

<b>Property Code:</b>	A7346	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Larnaca - New Marina Area	<b>Internal Area:</b>	220 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	4+
<b>Year of construction:</b>	2026	<b>Status:</b>	Under Construction
<b>VAT:</b>	+ VAT		

**Property features:**

Air Conditioning	Covered Parking	Elevator	Gym
Jacuzzi	Sea View		

**Description:**

### 3 Bed Apartment in Larnaca

Modern living and hotel-style amenities come together in this luxurious new Larnaca high-rise. Located at the entrance of the best state-of-the-art port and marina in the Eastern Mediterranean, has been masterfully designed to deliver an unrivalled level of quality, beauty and service to homeowners.

Energy efficiency rated A  
Split level residence  
High-ceiling living room area  
Ensuite bedrooms with floor-to-ceiling wardrobes  
Guest W/C  
Italian branded kitchen  
Floor-to-ceiling windows  
Open-plan layout: living room & kitchen area  
Decorative fireplace  
Marble decorative elements  
Pool jacuzzi with hydro-jet function  
Covered verandas  
Smart Home system  
Central climate control  
Residence entrance lobby  
Private storage rooms on the residence level  
Underfloor heating provision  
180-degree marina & port view  
Private parking space  
Fully equipped gym  
Parking floor with private electric vehicle chargers provision  
Entrance reception lobby  
Concierge services

Nearby: city centre, shopping, dining,  
entertaining options, blue-flagged beaches  
Next to the new up-coming Marina Larnaca area



