

Код Объекта:	10035	Тип:	Продажа - Apartment
Местоположение:	Ларнака - New Marina Area	Площадь:	123 м <sup>2</sup>
Спальни:	3	Ванные:	3
Год постройки:	2027	Статус:	В стадии строительства

Особенности недвижимости:

Covered Parking Elevator Roof Garden

Описание:

## 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 first-floor residence offers a sophisticated living experience, combining elegant design with exceptional practicality. Spanning a generous **123m<sup>2</sup> 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 **30m<sup>2</sup> 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 30m<sup>2</sup> covered veranda plus a private 14m<sup>2</sup> 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.

**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.**

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**Summary Details:**

**Location:** New Marina Area, Larnaca

**Floor:** 1st Floor (Whole Floor)

**Covered Area:** 123 m<sup>2</sup>

**Covered Veranda:** 30 m<sup>2</sup>

**Roof Garden:** 14 m<sup>2</sup>

**Bedrooms:** 3

**Bathrooms:** 3

**Parking:** 2 Covered Spaces

**Extras:** Storage Room, Elevator

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

