

2-BEDROOM APARTMENT FOR SALE IN
THE NEW MARINA AREA

€ 285 000

Код Объекта:	A12063	Тип:	Продажа - Apartment
Местоположение:	Ларнака - New Marina Area	Площадь:	95 м²
Спальни:	2	Ванные:	2
Год постройки:	2014	Статус:	Вторичный Рынок

Особенности недвижимости:

Air Conditioning	Covered Parking	Elevator	Furnished
Title Deeds			

Описание:

Rare 2-Bedroom Apartment for sale in the New Marina Area, Larnaca

An exceptional opportunity to own a spacious, fully furnished apartment in one of Larnaca's most sought-after locations. Situated on Makariou Avenue, directly facing the Old Port and just **300m from the New Larnaca Marina**, this property offers the perfect combination of prime location, comfort, and investment potential.

Only a **15-minute walk to Finikoudes Beach, the city centre, restaurants, cafés, pubs, and the promenade**, with bus stops directly across the street and a supermarket just a 5-minute walk away.

Property Features:

- 95 m² internal area
- 2 spacious master bedrooms, both with en-suite bathrooms
- 2 en-suite bathrooms + 1 guest WC
- Fully furnished and move-in ready
- Spacious living and dining area
- Separate side kitchen
- Large private veranda
- 2 dedicated covered parking spaces
- Private storage room
- 3rd floor of a well-maintained building with only 7 apartments
- Modern building, approximately 12 years old
- Clean Title Deed available
- This is a prime, prime location in the heart of Larnaca, ideal as a residence, investment & residency application.

Investment Highlights:

Currently generating approximately **€14,000 annual rental income**
No 19% VAT (resale property), making it immediately available for long-term or short-term rental,

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subject to applicable regulations.

Whether you're looking for a permanent residence, holiday home, or a high-demand investment property in one of Larnaca's fastest-growing areas, this apartment is a rare find in an unbeatable location.



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