

# 3 Bedroom Flat For Sale

**€680,000 Negotiable**

Larnaca Marina Area, Larnaca  
New Build

## Key Facts

- 3 Beds
- 2 Baths
- 113 m<sup>2</sup> Covered Area
- 38 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 70m<sup>2</sup>
- New Build
- Title Deed: Available

**ID: 28269**



## Indoor Features

- Covered Parking
- Elevator
- Fitted Kitchen
- Guest Toilet
- Master Bed
- Open-plan
- Provision for Air Conditioning
- Unfurnished
- Utility Room
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Barbecue area
- Communal pool
- Roof Garden
- Solar System

## Description

Superb 3 Bedroom Entire Floor Penthouse For Sale in Larnaca Marina Area with Roof Garden!

Prime location, just minutes from the American University of Cyprus!

Excellent access to the Marina and the city center!

In addition, many amenities are within walking distance!

Communal Pool + Private Roof Garden!

Sea View!

Entire 4th Floor!

3 Bedrooms

2 Bathrooms

1 En-suite + 1 Family Bathroom + 1 Guest W/C

113m<sup>2</sup> of Net Indoor area

38m<sup>2</sup> of Covered Veranda

10m<sup>2</sup> of Uncovered Verandas

60m<sup>2</sup> of Roof Garden area

Access to the roof garden via a private external staircase

Covered Parking

Provisions for A/C

Open Plan

Fitted kitchen with breakfast bar

Fitted Wardrobes

Modern Concept

Quality materials and finishes

1 Bedroom has access to a veranda

BBQ Area

Storeroom

Elevator

This spacious penthouse is a compelling investment opportunity!

It is suitable for a family for permanent living or as a holiday home!

Contact us for full information and for a private viewing!







