

3 Bedroom Top Floor Duplex with Roof garden

FOR SALE - € 445,000 + VAT EUR



<https://www.mayfaircyprus.net/p/180690>

Prop No. **180690**
 City: **Larnaca**
 Area: **Town Center**
 Bedrooms: **3 Bedrooms**
 Bathrooms: **3 Baths**
 Covered area: **98 m²**
 Year built: **2021**
 Title deeds: **No**
 Property Type: **Apartment**
 Condition: **New**

In a 7-floor luxury apartment building excellently located in Larnaca town center in a quiet residential area behind the American Academy school and close to amenities. The famous Finikudes sea promenade is only 700m away. Larnaca also hosts the main International Airport at a distance of 8.3 km.

The top floor apartments located on the 6th floor enjoy individual access to their private roof garden on 7th floor hosting the 3rd bedroom, wc/shower room and barbecue area. These flats also benefit from solar panel net metering, offering the prospective buyer an extra financial incentive.

Additional features:

Hidden ceiling lighting feature in living area, allocated parking and storage, audio & video door entry system with remote control bar entry for tenants, high quality construction, smart home provision, class A energy efficient, south orientation of project providing light and airy units.

The sectioned architectural design of the building allows independent positioning of the apartments on each floor, offering maximum privacy.

A huge demand for rentals has been noticed in this area. An excellent investment opportunity that can create an income of 5% from yearly rentals and up to 9% for short term rentals.

Property features

- BBQ Area
- Balcony
- Ceramic Flooring
- City View
- Close to the Beach
- Covered Parking
- Double Glazing
- En-suite
- Energy Efficient
- Granite Worktop
- Guest W.C
- Intercom System

Mayfair Properties

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