

## 2Plus1 Bedroom Top Floor Apartment in Town Centre

**FOR SALE - € 530,000 EUR**



<https://www.mayfaircyprus.net/p/231209>

Prop No. **231209**  
City: **Larnaca**  
Area: **Town Center**  
Bedrooms: **3 Bedrooms**  
Bathrooms: **3 Baths**  
Covered area: **110 m<sup>2</sup>**  
Covered Veranda: **15 m<sup>2</sup>**  
Title deeds: **After construction**  
Property Type: **Penthouse - Top floor**  
Condition: **New**  
Delivery Date: **June 2026**

The Project is a 5-storey development comprising 12 luxury units. This high-end development offers the best of city centre living in the heart of Larnaca. It is within walking distance to all amenities, including the American Academy, supermarkets, and just a 15-minute walk from the renowned Phinikoudes Promenade and the Blue Flag beach. Residents can enjoy the tranquility of the area while still being at the center of it all.

The featured apartment includes an open-plan kitchen, living room, and dining area, two bedrooms — the master bedroom with an en-suite bathroom, and a second (guest) bedroom, a main bathroom, a smaller extra room what can be used as an office, a covered balcony, and private stairs leading to a private roof garden of 38 m<sup>2</sup>. The roof garden features a barbecue area and an additional bathroom with a shower. There are a private storeroom and a covered parking space available.

Internal area: 110 m<sup>2</sup>  
Covered veranda: 15 m<sup>2</sup>  
Roof garden: 38 m<sup>2</sup>

The project is currently under construction, with estimated completion in June 2026.  
5% VAT is applicable.

#### Property features

- BBQ Area
- Balcony
- City View
- Covered Parking
- Double Glazing
- En-suite
- Granite Worktop
- Guest W.C
- Intercom System
- Lift
- Main Bathroom
- Open Plan Fitted Kitchen
- Pressurized Water System
- Private Roof Garden
- Solar Panels
- Store Room

#### Mayfair Properties

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