



#10806

# Chic 2-Bed Penthouse Apartment with Communal Swimming Pool Close to "Alpha Mega Larnaca" (10806)

📍 Alpha Mega Sotiros, Larnaca

€425,000 +VAT













# Overview

## Specifications

|   |   |   |  |   |  |
|---|---|---|--|---|--|
| Bedrooms  |   | Bathrooms   |  | Covered   |  |
|  2 |   |  2 |  |  80 m <sup>2</sup> |  |
|   |   |   |  |   |  |
| Type  | Apartment   |   |  |   |  |
| Toilets   | 2   |   |  |   |  |
| Status  | Under construction  |   |  |   |  |
| Year of construction  | 2027  |   |  |   |  |
| Furnished   | Unfurnished   |   |  |   |  |
|   |   |   |  |   |  |
| Structure   | Concrete  |   |  |   |  |
| Facade  | Concrete  |   |  |   |  |
| Communal charge frequency   | Monthly   |   |  |   |  |
| Energy efficiency rating  |  A |   |  |   |  |

## Description

Chic 2-Bed Penthouse Apartment with Communal Swimming Pool Close to Aplha Mega Larnaca" (10806)

For sale: a modern apartment in the highly sought-after area of Alpha Mega Sotiros. This spacious 80 m<sup>2</sup> apartment with veranda of 17.5 m<sup>2</sup> and roof garden of 78.3m<sup>2</sup> features 2 bedrooms and 2 bathrooms, making it an ideal choice for families or investors. Located on the top floor of a four-story building with an elevator, this residence offers convenience and style.

Completion estimated on June 2027, this apartment boasts energy efficiency rating A, ensuring lower utility costs and a reduced environmental footprint. The gated complex provides added security and includes amenities such as a communal swimming pool, perfect for relaxation and leisure.

Alpha Mega Sotiros is a vibrant neighborhood known for its excellent proximity to essential amenities, including shopping centers, restaurants, and recreational facilities. With quick access to the highway, commuting and exploring the surrounding areas is effortless. Enjoy a beautiful city view right from your future home.

This unfurnished apartment is a blank canvas waiting for your personal touch. Don't miss your chance to invest in this fantastic property in a thriving area. For more details, contact Lextrus Real Estate today.



# Additional information

## Facilities

Aircondition, Provision

Heating, Provision

Solar water heater

Elevator

Parking, Covered

Storage

Gated complex

Pool, Communal

## Features

Balcony

CCTV (provision)

Ceramic tiles

Double glazing

Energy efficient doors/windows

Fitted wardrobes

Modern design

Open plan

Roof garden

Veranda

Bright

Central TV system

City view

Easy access to highway

Entrance gate

Granite countertops

Near amenities

Pressurized water system

Shower

Veranda, large

CCTV

Central satellite system

Combined kitchen and dining area

Easy access to main roads

Entrance gate, automated

Investment opportunity

Near bus route

Rental potential

Thermal insulation

## Distances

Amenities

 90 m

Airport

 11.7 km

Sea

 3 km

Public transport

 140 m

Schools

 150 m


Resort

 2.8 km

## Contact us



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