



#10838

# Stylish 2-Bedroom Apartment Just 50m from Drosia Park – Drosia, Larnaca (10838)

 Drosia, Larnaca

**€340,000** +VAT











# Overview

## Specifications

|   |  |  |  |   |  |
|---|--|--|--|---|--|
| Bedrooms  |  | Bathrooms  |  | Covered   |  |
|  2 |  |  2    |  |  84.2 m <sup>2</sup> |  |
| Type  |  | Apartment  |  |   |  |
| Toilets   |  | 2  |  |   |  |
| Status  |  | Off plan   |  |   |  |
| Year of construction  |  | 2027   |  |   |  |
| Furnished   |  | Unfurnished  |  |   |  |
| Structure   |  | Concrete   |  |   |  |
| Facade  |  | Concrete   |  |   |  |
| Communal charge frequency   |  | Monthly  |  |   |  |
| Energy efficiency rating  |  |  A+ |  |   |  |

## Description

Stylish 2-Bedroom Apartment Just 50m from Drosia Park – Drosia, Larnaca (10838)

Experience the perfect blend of modern design and prime location with this off-plan 2-bedroom apartment in Drosia, Larnaca. Situated just 50m from Drosia Park, this residence offers a contemporary lifestyle with luxury specifications and high energy efficiency (A+ rating).

- ? Price: €340,000 + VAT
- ? Delivery: June 2027 (Approx.)

- ? Property Features:
- ? Bedrooms: 2 | Bathrooms: 2 (incl. en-suite)
- ? Covered Area: 84.2m<sup>2</sup> | Covered Veranda: 22.5m<sup>2</sup>
- ? Floor: 3rd | Building: 3 floors
- ? Parking: 1 covered space | Storage Room

- ? Key Highlights:
- ? Luxury Finishes: Granite countertops, tile flooring, ceramic tiles
- ? Energy-Efficient: Aluminium frames, thermal & sound insulation, solar water heater
- ? Smart Investment: High rental potential, prime residential area
- ? Comfort & Convenience: Open-plan layout, double glazing, CCTV provision
- ? Climate-Ready: A/C & heating provisions, pressurized water system



# Additional information

## Facilities

Aircondition, Provision

Parking, Covered

Elevator

Solar water heater

Heating, Provision

Storage

## Features

Balcony

CCTV (provision)

Combined kitchen and dining area

Easy access to highway

Energy efficient doors/windows

Luxury specifications

Near bus route

Pressurized water system

Roof garden

Thermal insulation

Bright

Ceramic tiles

Connected to electric mains

Easy access to main roads

Granite countertops

Modern design

Open plan

Quiet area

Shower

Tile flooring

CCTV

City view

Double glazing

En suite shower

Investment opportunity

Near amenities

Pipe-in-pipe plumbing system

Rental potential

Sound insulation

Veranda

## Distances

Amenities



550 m

Airport



7.5 km

Sea



2.5 km

Public transport



800 m

Schools




700 m

## Contact us



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