



#11892

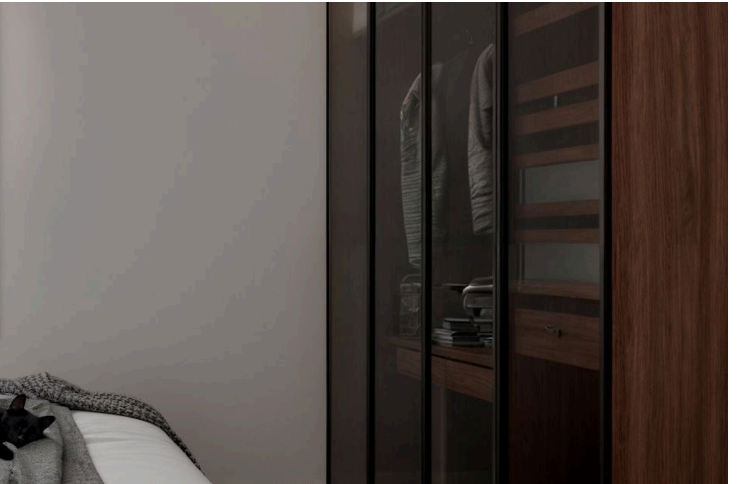
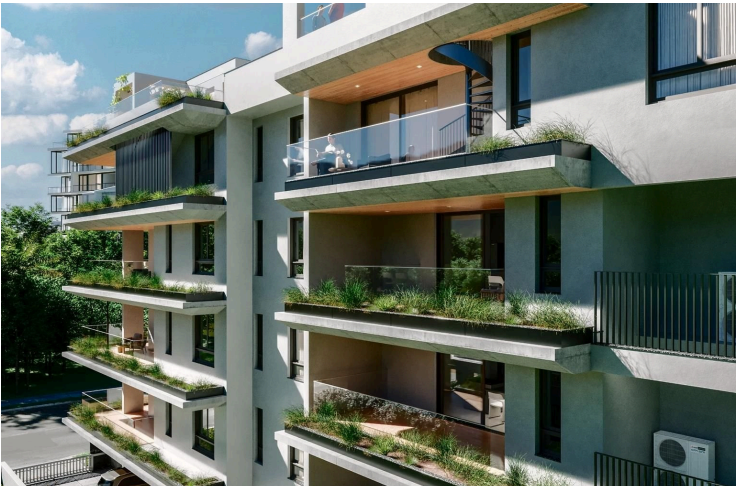
# 1 Bedroom Apartment Close to Firestation Of Larnaca (11892)

📍 Pirosvestiki, Larnaca

€190,000 +VAT











# Overview

## Specifications

Bedrooms	Bathrooms	Covered	
 1	 1	 50 m <sup>2</sup>	
Type	Apartment	Structure	Concrete
Toilets	1	Facade	Concrete
Status	Off plan	Communal charge frequency	Monthly
Year of construction	2027	Energy efficiency rating	 A
Furnished	Unfurnished		

## Description

Off-Plan 1-Bedroom Apartment with City Views – Delivery May 2027

Located just minutes from the heart of Larnaca, this stunning 1-bedroom apartment offers the perfect balance of modern design, practicality, and long-term investment value. Situated on the 2nd floor of a stylish 3-level residential building, it boasts a covered area of 50 m<sup>2</sup> with an additional 13.5 m<sup>2</sup> of veranda space—ideal for relaxed outdoor living.

Step into a bright, open-plan layout featuring a combined kitchen and dining area, granite countertops, double-glazed aluminium windows, and elegant ceramic tiles throughout. With provisions for air conditioning, heating, and CCTV, plus a solar water heater and pressurized water system, the property is built to top-tier energy standards (Energy Class A).

Enjoy peace of mind with a secure entrance gate, covered parking, storage room, and easy access to both the highway and city center. This residence is a short walk from public transport, schools (300 m), and amenities, while Larnaca International Airport and the nearest resort are just 7 km away.

? Key Features:

- 1 Bedroom | 1 Bathroom
- Covered Parking & Storage
- Modern Kitchen with Granite Worktops
- Elevator | Thermal Insulation | Energy Efficient Doors/Windows





# Floor plans

## GROUND FLOOR

• **Common Areas:**  
Entrance lobby, covered parking, private storage spaces, and waste disposal areas.

• No residential units on this level.



## 1<sup>ST</sup> FLOOR

### APARTMENT 103

Covered Living Area: **50m<sup>2</sup>** Bedrooms: **1**  
Veranda Area: **13.5m<sup>2</sup>** Bathrooms: **1**  
Storage Room: **S103** Parking: **P103**

### APARTMENT 102

Covered Living Area: **75m<sup>2</sup>** Bedrooms: **2**  
Veranda Area: **23m<sup>2</sup>** Bathrooms: **2**  
Storage Room: **S102** Parking: **P102**



### APARTMENT 104

Covered Living Area: **50m<sup>2</sup>** Bedrooms: **1**  
Veranda Area: **13.5m<sup>2</sup>** Bathrooms: **1**  
Storage Room: **S104** Parking: **P104**

### APARTMENT 101

Covered Living Area: **95m<sup>2</sup>** Bedrooms: **3**  
Veranda Area: **21m<sup>2</sup>** Bathrooms: **2**  
Storage Room: **S101** Parking: **P101**



# 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

Entrance gate

Modern design

Open plan

Rental potential

Bright

Ceramic tiles

Connected to electric mains

Easy access to main roads

Granite countertops

Near amenities

Pressurized water system

Thermal insulation

CCTV

City view

Double glazing

Energy efficient doors/windows

Investment opportunity

Near bus route

Quiet area

Veranda

## Distances

Amenities

 200 m

Airport

 7 km

Sea

 2.3 km

Public transport

 300 m

Schools

 300 m


Resort

 7 km

## Contact us



**Stefania Spyridou**

 (+357) 99810880

 stephaniaSpyridou@gmail.com

