



#12387

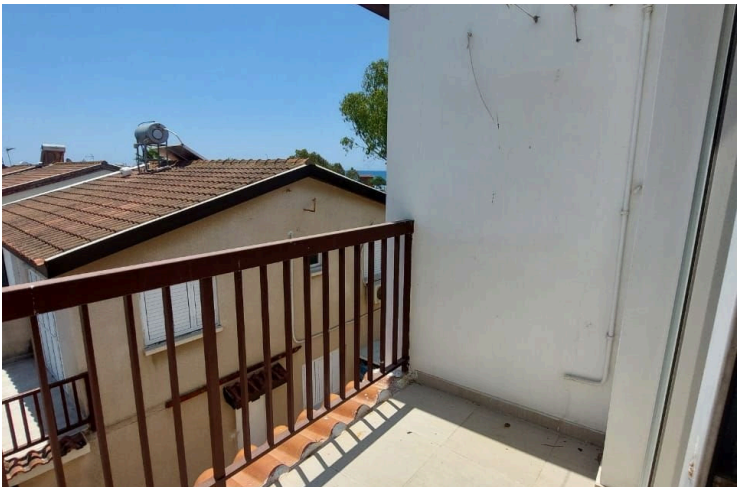
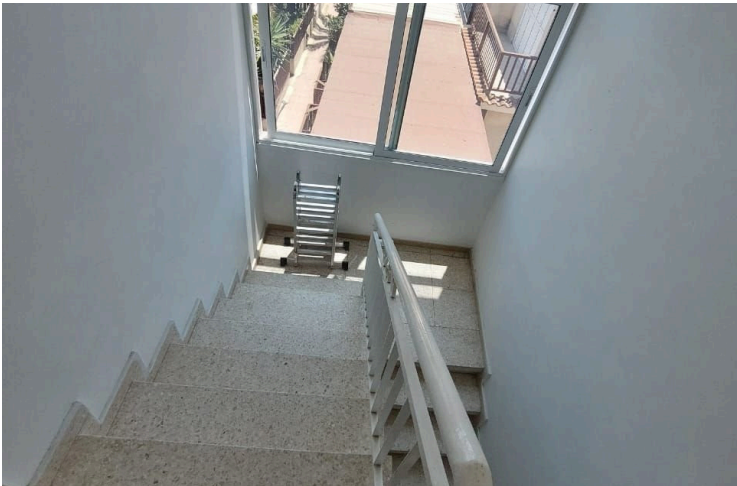
# Top-Floor Apartment Just 40m from the Beach – Meneou, Larnaca | €200,000 (12387)

📍 Meneou, Larnaca

€200,000











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 1		 73 m <sup>2</sup>	
Type	Apartment	Structure	Concrete		
Toilets	1	Facade	Concrete		
Status	Resale	Communal charge	€200		
Year of construction	2003	Communal charge frequency	Annually		
Title deed	Yes	Energy efficiency rating	 B		

## Description

Located just steps from the shoreline in the peaceful coastal village of Meneou, this bright and airy two-bedroom apartment offers the perfect blend of seaside living and investment potential. Set on the top floor of a low-rise gated complex, the home enjoys open views of the sea, lake, and surrounding village, with natural light flooding the open-plan living and dining area.

Built in 2003, the apartment spans 73 m<sup>2</sup> of covered space with an additional 8 m<sup>2</sup> of uncovered veranda—perfect for morning coffee or sunset views. The layout includes two comfortable bedrooms, a full bathroom, and a separate WC. New aluminium window frames have been installed, and while the apartment is fully functional, a light renovation could enhance its charm even further.

The building is constructed above retail units with mezzanines and does not have an elevator. Parking is covered, and the complex features a solar water heating system. Communal charges are low at just €200 annually, and proposals are underway to improve the shared asphalted areas.

Whether you're looking for a holiday retreat, a permanent residence, or a solid rental investment, this move-in-ready property. With Larnaca International Airport just 3 km away and local amenities within a 2 km radius, convenience meets tranquility in one of Cyprus's most relaxed seaside communities.



# Additional information

## Facilities

Aircondition, Split system

Gated complex

Parking, Covered

Solar water heater

## Features

Balcony

Bright

Combined kitchen and dining area

Connected to electric mains

Easy access to main roads

Investment opportunity

Lake view

Near amenities

Open plan

Rental potential

Sea view

Veranda

Village view

## Distances

Amenities



2 km

Airport



3 km

Sea



40 m

## Contact us



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