



#14179

# Three Bedroom Penthouse Apartment with Stunning Sea Views in Port Area of Larnaca (14179)

📍 Port, Larnaca

€2,550,000 +VAT





# Overview

## Specifications

Bedrooms

 3

Bathrooms

 2

Covered

 131 m<sup>2</sup>

Type	<b>Apartment</b>
Toilets	<b>2</b>
Covered veranda	<b>73 m<sup>2</sup></b>
Status	<b>Off plan</b>
Year of construction	<b>2028</b>

Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Communal charge frequency	<b>Monthly</b>
Energy efficiency rating	 <b>A</b>

## Description

For sale is a modern three-bedroom apartment in a gated complex, located in the vibrant Port area. This property features 131 m<sup>2</sup> of internal space, offering a comfortable living environment with one bathroom and a practical basement for extra storage. Situated on the top floor of a 20-story building with an elevator, the apartment provides panoramic views of the city and the sea. A sculpted coastal tower just steps from the sea and Larnaca's new Marina.

The Port area is well known for its lively atmosphere and beautiful coastline. Residents enjoy easy access to luxury marinas, waterfront promenades, and a variety of cafes, shops, and dining options. The neighborhood is also close to essential amenities such as supermarkets, pharmacies, and public transport, making everyday living convenient and enjoyable.

Built in 2028 with energy efficiency rated A, this apartment brings you all the advantages of contemporary living, including a communal swimming pool. Offered unfurnished, it gives you the opportunity to decorate according to your own style.

Rising 65 meters over 20 stories, it offers only 54 sea-facing residences, elevated from the top floor to capture uninterrupted views of the Mediterranean. With curated retail at its base and six levels of parking tucked beneath, the building blends refined architecture with effortless rhythm — a structure shaped by light, sea, and sky. More than a place to live, Lumina Mare is a rare opportunity to experience coastal elevation — where horizon and home become one.



# Additional information

## Facilities

Aircondition, Provision

Gym

Parking, Covered

Solar photovoltaic panels (provision)

Elevator

Heating, Provision

Pool, Communal

Solar water heater

Gated complex

Outdoor shower

Solar photovoltaic panels

Storage

## Features

24-hour security

Balcony, front

CCTV (provision)

Combined kitchen and dining area

Double glazing

En suite shower

Fitted wardrobes

Investment opportunity

Near amenities

Painted

Pressurized water system

Roof garden

Shutters, electric (provision)

Veranda, large

Alarm system (provision)

Bright

Ceramic tiles

Concierge

Easy access to main roads

Energy efficient doors/windows

Floor-to-ceiling windows

Luxury specifications

Near bus route

Panoramic view

Quiet area

Sea view

Sound insulation

Walking distance to beach

Balcony

CCTV

City view

Connected to electric mains

Electric car charger (provision)

Entrance gate, automated

Granite countertops

Modern design

Open plan

Pipe-in-pipe plumbing system

Rental potential

Shower

Thermal insulation



## Distances

Amenities

 10 m

Airport

 6 km

Sea

 150 m

Public transport

 110 m

Schools

 1 km

Resort

 550 m

## Contact us



**Stavroula Michail**

 (+357) 99810880

 [stavroulamichail.lextrus@gmail.com](mailto:stavroulamichail.lextrus@gmail.com)

