

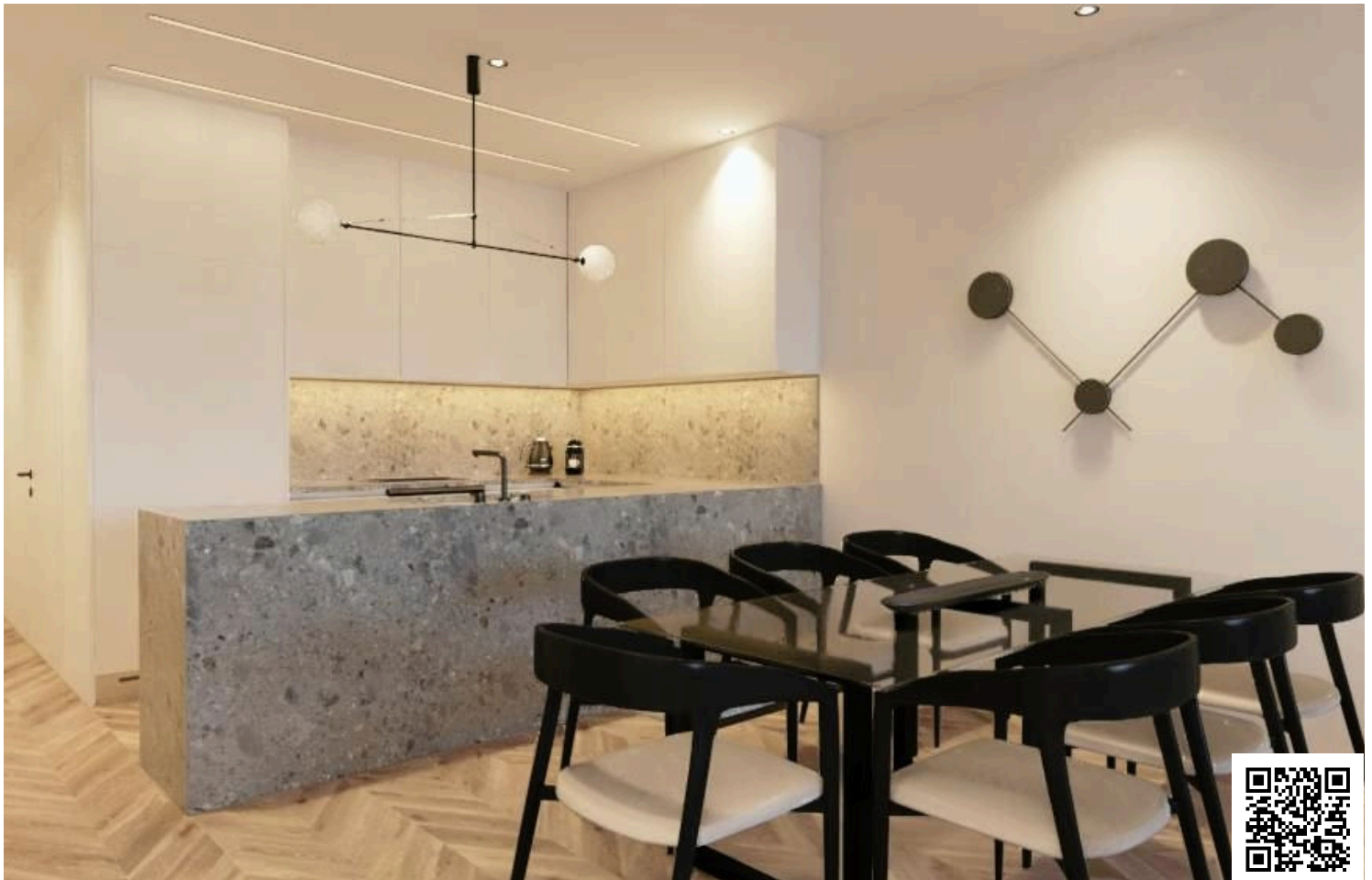


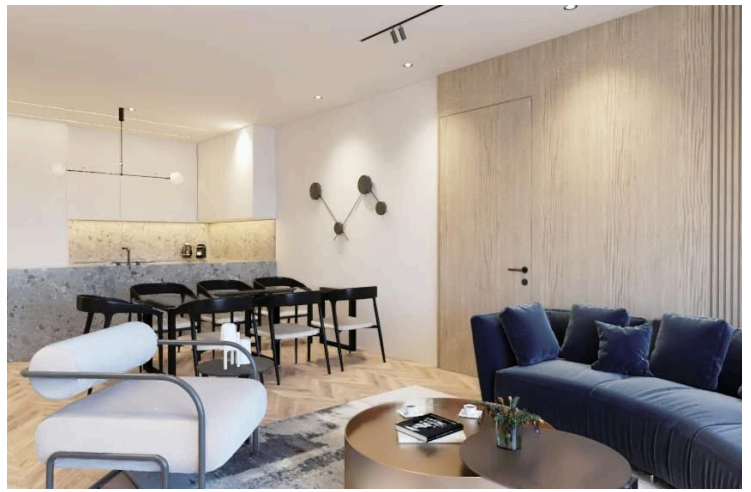
#17750

# Luxury Duplex Apartment in Skala, Larnaca (Units 401 & 402 Combined) with a private garden

📍 Skala, Larnaca

€688,000 +VAT





# Overview

## Specifications

Bedrooms

 4


Bathrooms

 4

Covered

 153 m<sup>2</sup>

Type	<b>Apartment</b>
Showers	<b>4</b>
Toilets	<b>4</b>
Covered veranda	<b>39 m<sup>2</sup></b>
Uncovered veranda	<b>50.4 m<sup>2</sup></b>
Garden	<b>63 m<sup>2</sup></b>
Status	<b>Under construction</b>

Year of construction	<b>2026</b>
Title deed	<b>Land</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

By combining the two fourth-floor apartments, Units 401 and 402, this exceptional duplex residence offers an impressive 153m<sup>2</sup> of net internal area, together with 39m<sup>2</sup> of covered verandas, 50.4 m<sup>2</sup> of uncovered verandas and 20m<sup>2</sup> of common areas.

Designed with flexibility in mind, the property can be configured as a 3 bedroom home, depending on the buyer's requirements. It also includes 2 parking spaces, making it an ideal option for families seeking both comfort and practicality.

Located in the highly sought-after Skala area of Larnaca, this luxury under-construction apartment spans the first and second floors of a modern five-storey building. It combines contemporary architecture, premium specifications, and an outstanding central location within walking distance of Finikoudes Beach.

The apartment is being built to a high standard, with reinforced concrete construction, aluminium window frames, double glazing, thermal insulation, and granite kitchen countertops. The home will also include provisions for air conditioning and heating, ensuring year-round comfort, while its Energy Efficiency Rating A reflects its modern, sustainable design.

Additional features include:

Elevator





# Additional information

## Facilities

Aircondition, Split system

Elevator

Heating, Underfloor

Landscaped garden

Parking, Covered

Solar water heater

Storage

## Features

Bright

Double glazing

Easy access to highway

Easy access to main roads

Granite countertops

Investment opportunity

Near amenities

Near bus route

Open plan

Shower

Thermal insulation

Veranda

Walking distance to beach

## Distances

Amenities

 150 m

Airport

 5.5 km

Sea

 700 m

Public transport

 400 m


Schools

 500 m

## Contact us



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