



#18377

# Excellent Investment Opportunity – 3-Bedroom Apartment 400m from the Sea (18377)

📍 Center, Larnaca

€250,000





# Overview

## Specifications

Bedrooms

 **3**

Bathrooms

 **2**

Covered

 **113 m<sup>2</sup>**

Type	<b>Apartment</b>
Toilets	<b>2</b>
Covered veranda	<b>18 m<sup>2</sup></b>
Status	<b>Resale</b>
Year of construction	<b>1986</b>

Title deed	<b>Yes</b>
Furnished	<b>Partially furnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>

## Description

Excellent Investment Opportunity – 3-Bedroom Apartment 400m from the Sea (18377)

A spacious 3-bedroom apartment ideally located just 400 meters from the sea, offering strong investment potential in one of Larnaca's most desirable coastal areas.

Situated on the 3rd floor, the property offers a total covered area of 131 m<sup>2</sup>, including 113 m<sup>2</sup> of internal living space and an 18 m<sup>2</sup> veranda, providing comfortable and practical living spaces suitable for both permanent residence and rental investment.

The apartment features three spacious bedrooms, two bathrooms, a bright living and dining area, and full air conditioning throughout. The property is semi-furnished and includes covered parking and elevator access.

Built in 1984, the building has been very well maintained, with the exterior recently renovated and the elevator fully replaced, enhancing both the appearance and value of the property.

Its prime location within walking distance to the beach, combined with close proximity to shops, restaurants, cafes, and all essential amenities, makes it an excellent option for long-term rental or holiday investment.

The property also benefits from a separate title deed, ensuring a secure and straightforward transfer process.

### Property Highlights

Total Area: 131 m<sup>2</sup>

Internal Area: 113 m<sup>2</sup>



# Additional information

## Facilities

Aircondition, Split system

Heating, Split system

Parking, Uncovered

## Features

City view

Easy access to highway

Easy access to main roads

Heart of city center

Investment opportunity

Near amenities

Near bus route

Walking distance to beach

## Distances

Amenities

 200 m

Airport

 7 km

Sea

 400 m

Public transport

 200 m

Schools

 200 m


Resort

 100 m

## Contact us



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