



#7812

# ? Modern Off-Plan 1 Bedroom Apartment in Larnaca - (7812)?

📍 Drosia, Larnaca





€175,000 +VAT





# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 1		 1		 50 m <sup>2</sup>	
Type		Apartment			
Toilets		2			
Status		Off plan			
Year of construction		2025			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Communal charge frequency		Monthly			
Energy efficiency rating		 A			

## Description

? Modern Off-Plan 1 Bedroom Apartment in Larnaca - (7812)?

For Sale: Off-Plan Apartment  
Location: Larnaca, Drosia, Cyprus  
Move-In Date: Ready END OF 2026

The apartment is on the 1st floor of a four-story building and offers two bedrooms, two bathrooms, and two toilets. It features one living room and one kitchen, and is currently unfurnished.

The property covers 50 m<sup>2</sup> of living space and includes an 11.5 m<sup>2</sup> covered veranda. You'll also have access to a covered parking space of 12 m<sup>2</sup>. Additional features include an elevator, a storage room, and provisions for air conditioning and heating. The apartment is built with aluminium frames and includes a solar water heater.

Energy efficiency is rated A, ensuring lower utility costs. Monthly communal charges apply.

Situated just 2 km from the sea, 8.5 km from the airport, and close to local amenities, schools, and public transport, this apartment combines modern living with convenience.

Don't miss this opportunity to secure a stylish, energy-efficient home in a prime location!



# Floor plans



GROUND FLOOR



## FLAT 103

2 BEDROOMS  
2 BATHROOMS  
74.00 SQM INTERIOR  
18.50 SQM COV. VERANDA  
7.00 SQM COMMON AREAS  
12.00 SQM PARKING SPACE  
2.20 SQM STORAGE ROOM

TOTAL FLAT AREA  
113.70 SQM

## FLAT 102

1 BEDROOM  
1 BATHROOM  
50.00 SQM INTERIOR  
11.50 SQM COV. VERANDA  
7.00 SQM COMMON AREAS  
12.00 SQM PARKING SPACE  
2.20 SQM STORAGE ROOM

TOTAL FLAT AREA  
82.70 SQM

## FLAT 101

2 BEDROOMS  
2 BATHROOMS  
75.00 SQM INTERIOR  
21.50 SQM COV. VERANDA  
7.00 SQM COMMON AREAS  
12.00 SQM PARKING SPACE  
2.20 SQM STORAGE ROOM

TOTAL FLAT AREA  
117.80 SQM

FIRST FLOOR



# Additional information

## Facilities

Aircondition, Provision

Parking, Covered

Elevator

Solar water heater

Heating, Provision

Storage

## Features

Bright

Easy access to main roads

Granite countertops

Near bus route

Double glazing

Entrance gate

Modern design

Open plan

Easy access to highway

Entrance gate, automated

Near amenities

Thermal insulation

## Distances

Amenities

 400 m

Airport

 7 km

Sea

 2.5 km

Public transport

 400 m

Schools

 450 m


Resort

 4 km

## Contact us



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