



For Sale, Apartment, Whole Floor, Larnaca, Kamares, 187m²

(401) URBAN LIVING 2, AGIOS NIKOLAOS,
LARNAKA

For Sale : **€ 440,000**

Description

Discover an exceptional whole-floor three-bedroom apartment situated on the 4th and top floor in one of Larnaca's most sought-after residential areas, Kamares. This modern high-specification residence combines comfort, privacy, and energy efficiency, making it an ideal choice for both private residence and real estate investment in Cyprus.

The apartment offers 106 sqm of internal covered area with a highly functional layout and bright living spaces. The open-plan kitchen blends seamlessly with the spacious living and dining area, creating an elegant and welcoming atmosphere ideal for everyday living and entertaining. The three comfortable bedrooms provide privacy and practicality, while the two bathrooms, including an ensuite in the master bedroom, perfectly accommodate the needs of a modern family.

Covered verandas provide additional outdoor living space and allow residents to enjoy the peaceful surroundings of the area. Covered parking and a private storage room further enhance the practicality and convenience of the property. The residence also features Energy Efficiency Rating A, photovoltaic system, solar panels, and provisions for air conditioning and heating, ensuring energy savings and a contemporary lifestyle.

Located in the highly desirable Kamares area, the property enjoys easy access to the city center, schools, supermarkets, shops, essential services, and major road connections. The growing demand in the area makes this apartment an excellent opportunity for both homeownership and future rental investment in Larnaca.

Do not miss the opportunity to own a quality modern residence in one of the city's most privileged locations. Contact G&P Lazarou Estate Agents today at +357 24104949 or email larnaca.office@gplazarou.com to arrange your private viewing!

Details

Property Type: Apartment Website	Status: Available	Unit Number: 401
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Main Features

Property Subtype: Whole Floor	Construction Stage: Completed	Construction Year: 2026
Bedrooms: 3	Bathrooms: 2	Kitchen Type: Open Plan
Furnished: Unfurnished	Covered Parking: 1	Floors Building: 4

Area

Internal Area: 106m²	Covered Verandas: 81m²	Covered Area: 187m²
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Further Details

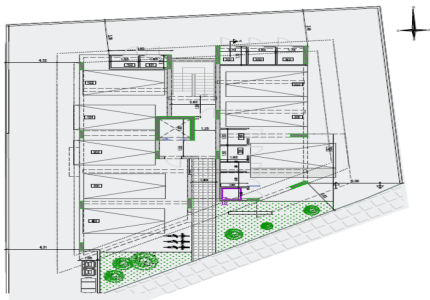
Elevator, Storage Space, Air Condition



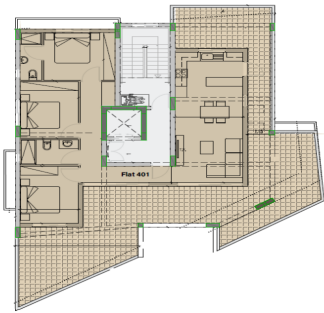
Gallery



FLOOR PLANS
Ground Floor



FLOOR PLANS
4th Floor



LEVEL 4
Flat 401

Bedrooms:	3
Bathrooms:	2
Internal Area:	106 m ²
Covered Verandas:	81 m ²
Total Covered Area:	187 m ²
Parking Space	1
Storage	1