

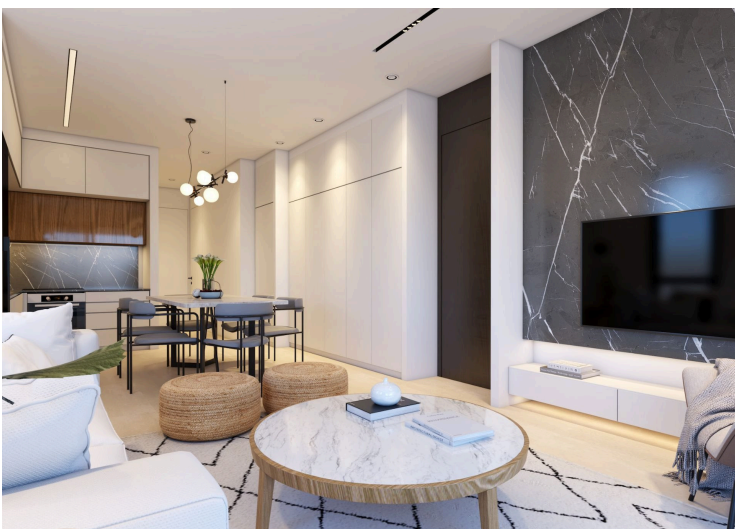
AV104

Aquaview Residences-AV104

 Larnaca, Larnaca

€540,000 +VAT





Overview

Specifications


Bedrooms

 2

Covered

 75 m²

Type	Apartment
Showers	2
Covered veranda	19 m²
Roof garden	19 m²

Status	Completed
Year of construction	2025
Energy efficiency rating	 A+

Description

Aqua View — Elevated Coastal Living

Perched on the 4th and top floor of an exclusive boutique development comprising just four apartments—one per floor—the Aqua View Penthouse represents the pinnacle of refined coastal living in Larnaca. Ideally located just 100 meters from the Mediterranean and in close proximity to the prestigious Land of Tomorrow development, it offers privacy, exclusivity, and uninterrupted sea views.

This exceptional 2-bedroom, 2-bathroom residence (including one en-suite) enjoys panoramic sea views from all rooms, creating a constant sense of openness and connection to the coastline. Designed with elegance and comfort in mind, the interiors feature suspended ceilings with concealed air conditioning, ensuring a clean architectural aesthetic and year-round climate efficiency.

The property is finished to the highest standards, featuring a bespoke Italian kitchen and custom Italian wardrobes, combining contemporary design with superior craftsmanship. It also includes provisions for photovoltaic solar panels, supporting modern, energy-efficient living.

A defining feature of the residence is the private 19m² roof garden with a built-in barbecue area, offering a thoughtfully designed outdoor retreat ideal for dining, entertaining, or simply enjoying the Mediterranean sunsets in complete privacy.

With only four residences in the entire project and a full-floor penthouse position, this is a rare opportunity to experience boutique-scale luxury living within walking distance of cafes, restaurants, and everyday amenities in one of Larnaca's most desirable coastal locations.

LARNACA

Larnaca is one of Cyprus' most authentic and fast-evolving coastal cities, blending relaxed Mediterranean charm with modern urban development. Known for its long sandy beaches, palm-lined promenade, and vibrant marina lifestyle, the city offers a unique balance of tradition and contemporary living. Home to the historic Salt Lake, Finikoudes

Additional information

Facilities

Aircondition, Central system

Elevator

Parking, Covered

Solar photovoltaic panels

Solar water heater

Features

Central TV system

Ceramic tiles

Combined kitchen and dining area

Connected to electric mains

Double glazing

Easy access to highway

Easy access to main roads

En suite shower

Energy efficient doors/windows

Entrance gate

Fitted wardrobes

Garbage disposal

Granite countertops

Guest WC

High ceilings

Investment opportunity

Luxury specifications

Modern design

Municipal water/sewage

Near amenities

Near bus route

Panoramic view

Rental potential

Roof garden

Sea view

Thermal insulation

Tile flooring

Distances

Amenities

 100 m

Airport

 15 km

Sea

 100 m

Public transport

 100 m

Schools

 3 km