AV104

Aquaview Residences-AV104

Larnaca, Larnaca

€540,000 +VAT



















Overview

Specifications

Bedrooms	Covered
2	75 m^2

Type	**Apartment**	Status	**Completed**
Showers	**2**	Year of construction	**2025**
Covered veranda	**19 m^2**	Energy efficiency rating	**A+**
Roof garden	**19 m^2**		

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.

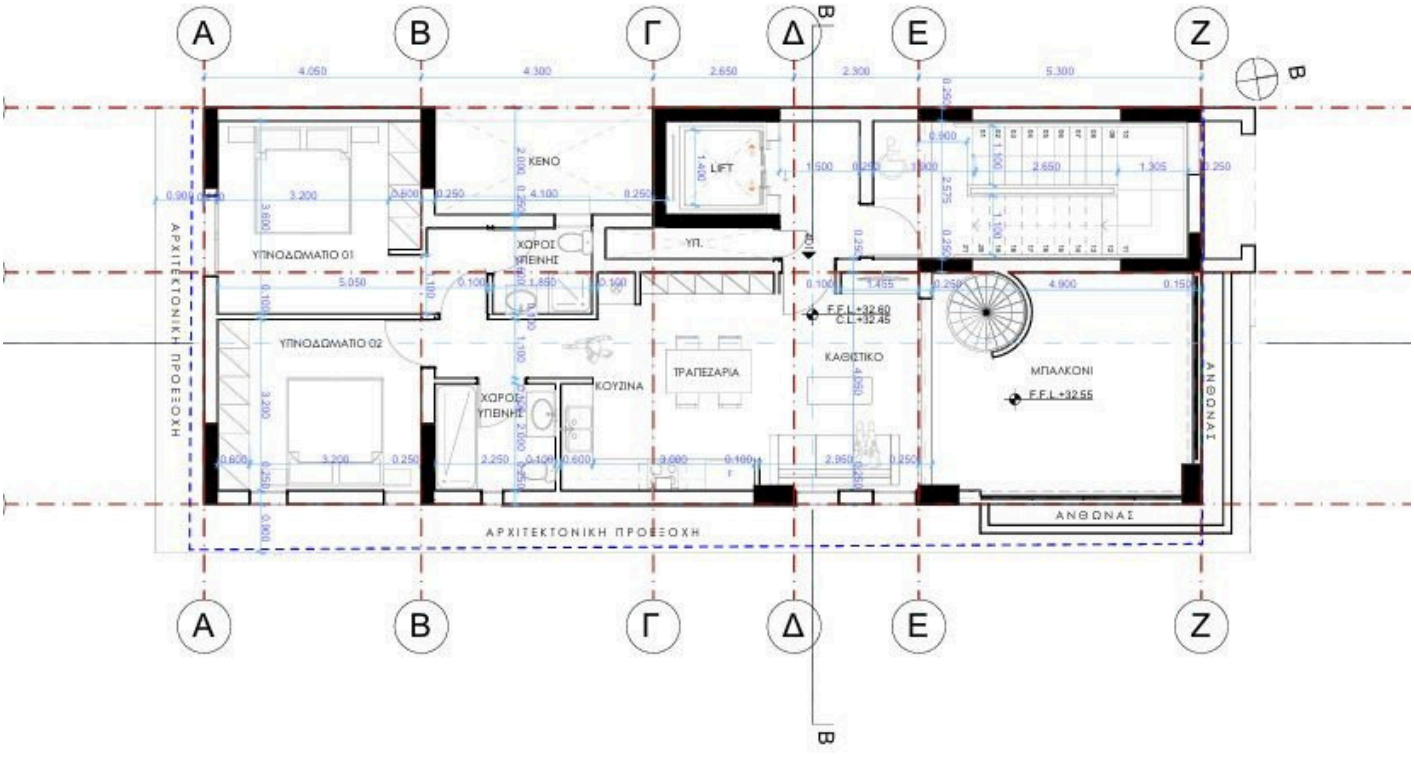
A defining feature of the residence is the private 19m^2 roof garden with a built-in barbecue area, offering a thoughtfully designed outdoor retreat ideal for dining, entertaining, or simply enjoying the Mediterranean sunsets in complete privacy.

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

Floor plans


ΑΠΟΘΗΚΗ 201
ΑΠΟΘΗΚΗ 301
ΑΗΚ./ ΚΟΙΝ./ ΗΛΕΚΤ.
LIFT
ΥΠ.
ΑΠΟΘΗΚΗ 101
ΑΝΘΩΝΑΣ
ΒΙΟΔΟΣ
ΙΣΚΥΒΑΛΜΑ
ΥΠΟ ΔΗΜΙΟΥΡΓΙΑ ΠΕΖΟΔΡΟΜΙΟ
ΔΗΜΟΣΙΟΣ ΔΡΟΜΟΣ
9.25m
959
ΙΣΟΓΕΙΟ
1:100


ΚΕΝΟ
LIFT
ΥΠ.
ΥΠΟΔΟΜΑΤΙΟ 01
ΥΠΟΔΟΜΑΤΙΟ 02
ΧΩΡΟΣ ΥΠΗΝΗΣ
ΚΟΥΖΙΝΑ
ΤΡΑΠΕΖΑΡΙΑ
ΚΑΘΙΣΤΙΚΟ
ΜΠΑΛΚΟΝΙ
ΑΡΧΙΤΕΚΤΟΝΙΚΗ ΠΡΟΕΞΟΧΗ
ΑΝΘΩΝΑΣ
ΙΣΟΓΕΙΟ

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**	