

# Studio Apartment in Kokkines, Larnaca

Κυκλική Λεωφ., Larnaka 6056, Cyprus

For Sale : **€ 130,000**

**Description**
A stylish and efficiently designed studio apartment of 62 m² (total) on the first floor of a contemporary off-plan development in central Larnaca. The home offers 36 m² of smartly arranged internal space together with a 8 m² covered veranda that extends the living area outdoors.

The bright, open-plan layout cleverly combines the living, sleeping and kitchen areas into one airy, light-filled space, complemented by a modern bathroom. Large openings bring in generous natural light and frame pleasant urban views, while contemporary finishes give the home a fresh, move-in-ready feel.

The residence is built to an exacting Class A energy-performance standard on a reinforced, seismically compliant concrete frame with high-quality thermal insulation, keeping running costs low and comfort high all year round. Every home is fitted with a solar water heater, modern video intercom access, double glazing and provision for air conditioning, and is served by a lift. One private parking space is included and a private storage room is available as an option.

The development enjoys a prime, well-connected position in the heart of Larnaca. Everyday conveniences - supermarkets, bakeries, pharmacies, cafes and restaurants - are within walking distance, while schools, the picturesque seafront and promenade, the Salt Lake and the historic city centre are all just minutes away. Larnaca International Airport is a short drive, making this an outstanding choice for comfortable modern living, a lock-up-and-leave holiday home, or a strong long-term rental and capital-growth investment.

## Details

Property Type: **Apartment**
Website

Status: **Available**

Unit Number: **102, 103, 104**

## Main Features

Property Subtype: **Standard Apartment**
Covered Parking: **1**

Construction Stage: **Off-plan**

Bathrooms: **1**

## Area

Internal Area: **36m²**
Total Area: **62m²**

Covered Verandas: **8m²**

Covered Area: **44m²**

# Gallery









