

## 2 Bedroom Apartment for Sale in Larnaca

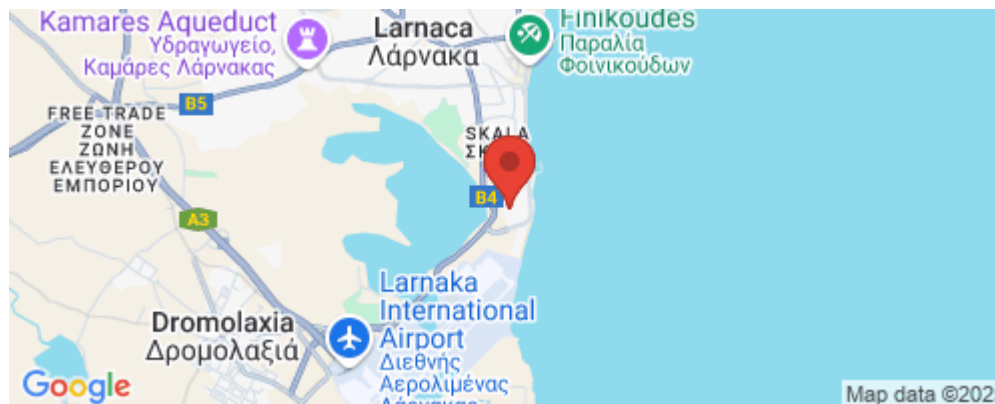
Project is characterised by its immediate access to the blue flag Mackenzy beaches, its panoramic and unobstructed views of the sea and the careful and meticulous design of its eight luxury and high-end apartments.

The project will have an energy efficiency of grade “A” since photovoltaic panels will be installed on the roof in order to produce renewable energy.

The photovoltaic panels through “net metering” will make sure owners benefit from significant savings in electricity consumption.

Each apartment will benefit from a parking bay and storage room on the ground floor.

The project is expected to be completed BEFORE December 2025.



### Property Info

Covered Area	<b>99</b>
Covered Veranda	<b>19</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>6</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>3276</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

**Location:** Larnaca  
**Coordinates:** **34.89388799868 / 33.634907826984**

Region: **Larnaca**

## Price: €445 000 + VAT

VAT for this property is **€22,250** or **€84,550**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 495.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€390 000 on Dec 14, 2023

€420 000 on Mar 22, 2024

€445 000 on Aug 8, 2024

