

## 2 Bedroom Apartment for Sale in Larnaca

2 Bedroom Apartment - Modern Living Near Mackenzie Beach X

This new luxury residential development is ideally located within walking distance of Mackenzie Beach, offering a modern lifestyle in one of Larnaca's most desirable coastal areas.

The project consists of fifteen spacious apartments, with 2-bedroom, 2-bathroom units located from the 1st to the 4th floors. These apartments are designed with comfortable layouts that support everyday living, featuring bright open-plan living and kitchen areas and well-proportioned bedrooms. The 5th floor apartments offer an enhanced living experience with two bedrooms and three bathrooms, as well as generous covered and uncovered ...

<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>105</b>			Reference Number	<b>3963</b>
Covered Veranda	<b>20</b>			Property type	<b>Apartment</b>
Floor Number	<b>6</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>9</b>			Construction Year	<b>2026</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>3</b>
Air Conditioning	<b>All rooms, Yes</b>				

<b>Amenities</b>	<b>Location</b>	
• Parking	<b>Location:</b> Larnaca Region: <b>Larnaca</b> Coordinates: <b>34.894578 / 33.637202</b>	

## Price: €810 000 + VAT

VAT for this property is **€40,500** or **€153,900**. 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>€7 714.00/m<sup>2</sup></b>		

## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€640 000 on Dec 14, 2023  
€670 000 on Dec 24, 2023  
€710 000 on May 6, 2025  
€810 000 on Dec 17, 2025







