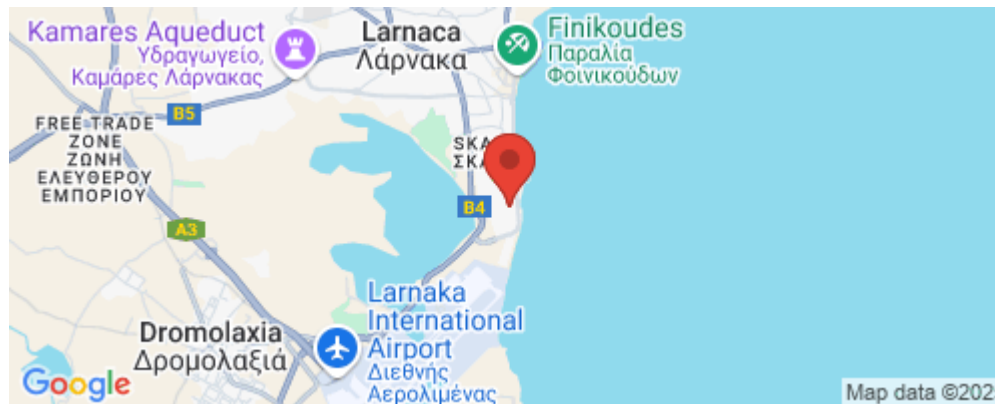


### 3 Bedroom Apartment for Sale in Larnaca District

Welcome to an exceptional residential project nestled in the highly sought-after neighborhood of Mackenzie in Larnaca. This property enjoys a superb location, placing you in close proximity to all amenities, ensuring convenience right at your doorstep. Just a short walk away lies the renowned Mackenzie Beach, surrounded by a variety of restaurants, tavernas, and cafes, inviting you to unwind and relax. Moreover, Larnaca International Airport is conveniently a 5-minute drive away, ensuring seamless travel.

The development comprises 1-3-bedroom apartments, including a luxurious 3-bedroom duplex with a spacious roof terrace, offering breathtaking views of the sea and scenic Salt Lake. ...



#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**185**

Reference Number

**f5608**

Property type

**Apartment**

Bathrooms

**2**

#### Amenities

#### Location

Region: **Larnaca**

Coordinates: **34.8954 / 33.6369**

## Price: €725 000 + VAT

VAT for this property is **€55,453** or **€137,750**. 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>~€25 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 919.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|                                          |              |            |                                       |
|------------------------------------------|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€675 000 on Apr 6, 2024  
 €725 000 on Feb 24, 2025



