

### 3 Bedroom Apartment for Sale in Larnaca

Introducing a new Residences, an exclusive new development featuring 9 modern apartments, perfectly positioned just 100 meters from the famous Mackenzie Beach in Larnaca. This project offers an unparalleled opportunity to enjoy a laidback lifestyle in one of the most sought-after and touristic areas in Larnaca. ✖

Project Highlights:

2-Bedroom Apartments: Each apartment is designed to maximize space and comfort, offering stylish interiors and high-quality finishes.

Penthouse with Roof Terrace: The crown jewel of this Residences, the penthouse, boasts a spacious roof terrace, providing stunning views and the perfect setting for outdoor relaxation and entertaining.

Prim...

#### Property Info

Covered Area	<b>168</b>
Covered Veranda	<b>30</b>
Uncovered Veranda	<b>42</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>232271</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

#### Amenities

- Parking

#### Location

**Location:** Larnaca

Region: **Larnaca**

Coordinates: **34.893231300127695 / 33.6369669**

## Price: €990 000 + VAT

VAT for this property is **€64,350** or **€188,100**. 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>€5 893.00/m<sup>2</sup></b>		

## Representative: MySpace

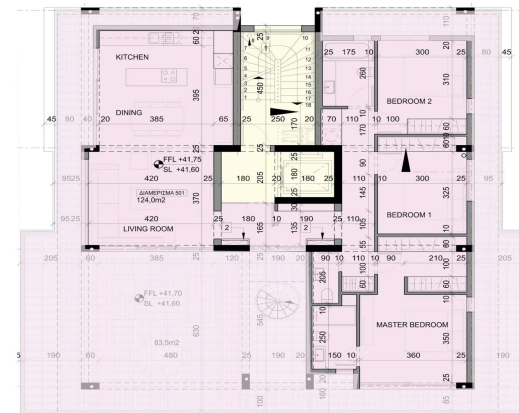
Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone:	<b>+35795129336, +35799409010</b>		

## Price change history

€850 000 on Sep 10, 2024  
 €990 000 on May 21, 2026



**5<sup>TH</sup>  
FLOOR**



**501**  
 3 Bedrooms  
 4 Bathrooms  
 124 SQM Internal Area  
 30 SQM Covered Veranda  
 42 SQM Uncovered Veranda