

## 2 Bedroom Apartment for Sale in Larnaca District

### Two-Bedroom Apartment - Modern Elegance by the Sea

The two-bedroom apartment is designed for those who value space, functionality, and a prime coastal location. Situated only 80 meters from Mackenzie Beach, it offers a lifestyle that combines seaside relaxation with city convenience.

The open-plan layout features a spacious living and dining area connected to a modern kitchen. Floor-to-ceiling windows fill the home with natural light and open to a private veranda or landscaped garden, perfect for outdoor dining and family gatherings.

The master bedroom comes with an en-suite bathroom, while the second bedroom provides flexibility for children, guests, or a home office....

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>122</b>			Reference Number	<b>1631</b>
Covered Veranda	<b>39</b>			Property type	<b>Apartment</b>
Floor Number	<b>1</b>	Pool	<b>Common, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>7</b>	Parking	<b>Covered, Yes</b>	Construction Year	<b>2026</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>
				View	<b>Sea view</b>

Amilities	Location
• Parking	Region: <b>Larnaca</b> Coordinates: <b>34.8941924 / 33.6363202</b>

## Price: €478 000 + VAT

VAT for this property is **€23,900** or **€90,820**. 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>€3 918.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€433 000 on Sep 23, 2023

€478 000 on Nov 9, 2023



