

### 3 Bedroom Apartment for Sale in Larnaca District

Luxury 3-Bedroom Apartment – Just 80m from Mackenzie Beach with Sea View! 

Set within a landmark development, soon to become the new icon of Mackenzie, this stunning 2-bedroom apartment offers an unparalleled luxury lifestyle just steps from the sea. Located only 80 meters from the famous Mackenzie Beach and directly facing a public garden, it blends coastal charm with modern comfort.

- 2 Bedrooms
- Sea View
- Common Pool & Fully Equipped Gym
- Concierge Services
- Underground & Covered Parking
- Facing Public Green Area
- Just 80m from Mackenzie Beach
- Walking Distance to Res...

#### Property Info

Covered Area	<b>142</b>
Covered Veranda	<b>36</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>7</b>

#### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

#### Additional info

Reference Number	<b>6630</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

#### Amenities

- Parking

#### Location

Region: **Larnaca**  
 Coordinates: **34.89411526045 / 33.636027557378**

## Price: €610 000 + VAT

VAT for this property is **€30,500** or **€115,900**. 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>€4 296.00/m<sup>2</sup></b>		

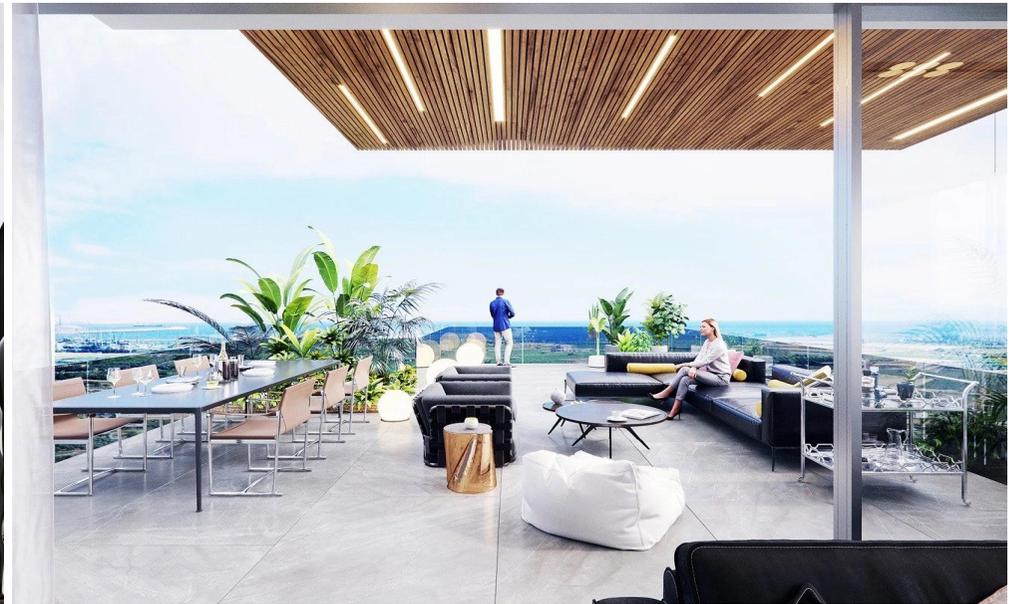
## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€610 000 on Jun 6, 2025





## 1<sup>ST</sup> FLOOR

