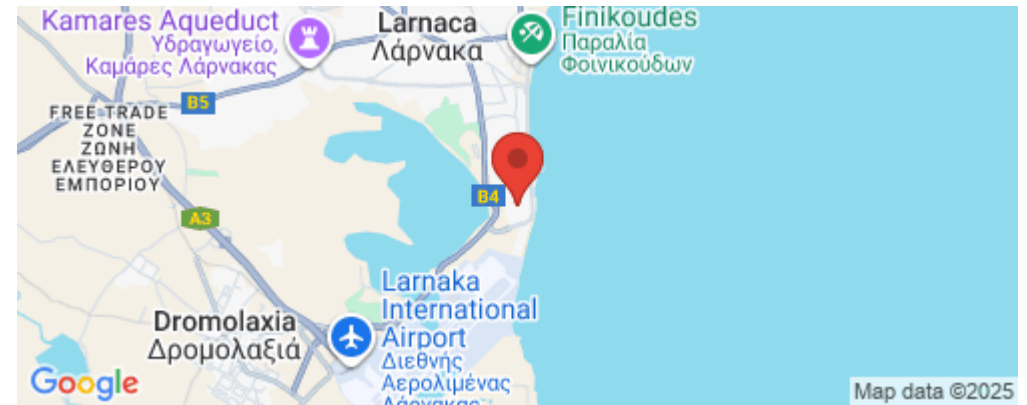


## 2 Bedroom Apartment for Sale in Larnaca District

Luxury 2-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

### Plot / Area Info

### Additional info

Covered Area **127**  
Covered Veranda **48**  
Uncovered Veranda **17**  
Floor Number **2**  
Total Number of Floors **7**

Pool  
Parking

**Common, Yes**  
**Covered, Yes**

Reference Number  
Property type  
Condition  
Bathrooms  
View

**6631**  
**Apartment**  
**Under Construction**  
**2**  
**Sea view**

**Amenities**

- Parking

**Location**

Region: **Larnaca**

Coordinates: **34.89411526045 / 33.636027557378**

## Price: €540 000 + VAT

VAT for this property is **€27,000** or **€102,600**. 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>€4 252.00/m²</b>		

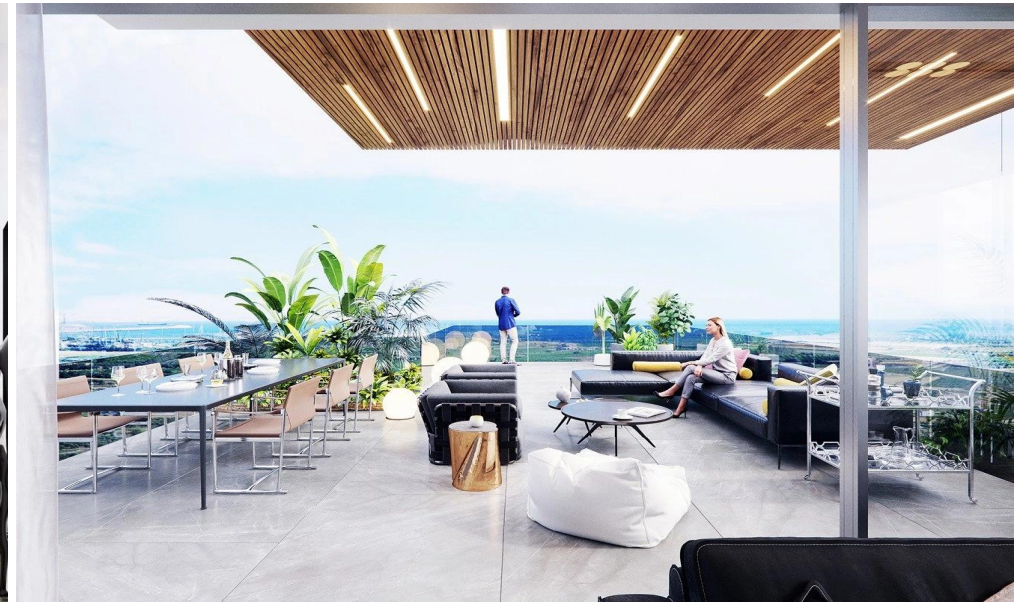
## Representative: RealDeal Estates

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>
Phone: +35725255505, +35794001333			

## Price change history

€540 000 on Jun 6, 2025





## 2<sup>ND</sup> FLOOR

