


## 4 Bedroom Apartment for Sale in Larnaca District

4 bedroom penthouse in a new project rising in Mackenzie, the most touristic area of Larnaca. 

The prime location makes it an ideal project for both residential and investment purposes; In fact it is located at just 100 meters from Mackenzie beach and at a walking distance from famous restaurants & cafes.

Project details:

- Penthouse with Roof Terraces
- Partial Sea View
- 100 meters from Mackenzie Beach
- Walking Distance to Restaurants & Cafes
- Energy Efficiency Category: A

### Property Info

Covered Area	<b>137</b>
Covered Veranda	<b>25</b>
Uncovered Veranda	<b>38</b>
Floor Number	<b>6</b>
Total Number of Floors	<b>6</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6636</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.893173665172 / 33.636606943127**

## 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>€4 453.00/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



## R<sup>OO</sup>F FLOOR

## 6<sup>TH</sup> FLOOR

