

## 3 Bedroom Apartment for Sale in Larnaca District

3 BR Apartment in a luxurious building, situated at only 2 minutes from Mackenzie beach in one of the most prestigious and touristic areas in Larnaca, at a walking distance from restaurants and cafes. X

### Project Details:

- High-End Residential Project
- 2 minutes from Mackenzie Beach
- Walking Distance from Restaurants & Cafes
- Located in the Best Touristic Area in Larnaca
- Energy Efficiency Category: A

Property Info	Plot / Area Info	Additional info	
Covered Area	<b>131</b>		Reference Number
Covered Veranda	<b>21</b>		<b>6637</b>
Floor Number	<b>1</b>	Parking	Property type
Total Number of Floors	<b>6</b>	<b>Covered, Yes</b>	Condition
Energy Efficiency	<b>A</b>		Bathrooms

Amenities	Location
• Parking	Region: <b>Larnaca</b> Coordinates: <b>34.893472864841 / 33.634847385412</b>

## Price: €520 000 + VAT

VAT for this property is **€26,000** or **€98,800**. 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 Price per SQM	<b>None</b> <b>€3 969.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€480 000 on Jun 6, 2025  
€535 000 on Sep 12, 2025  
€520 000 on Dec 13, 2025

