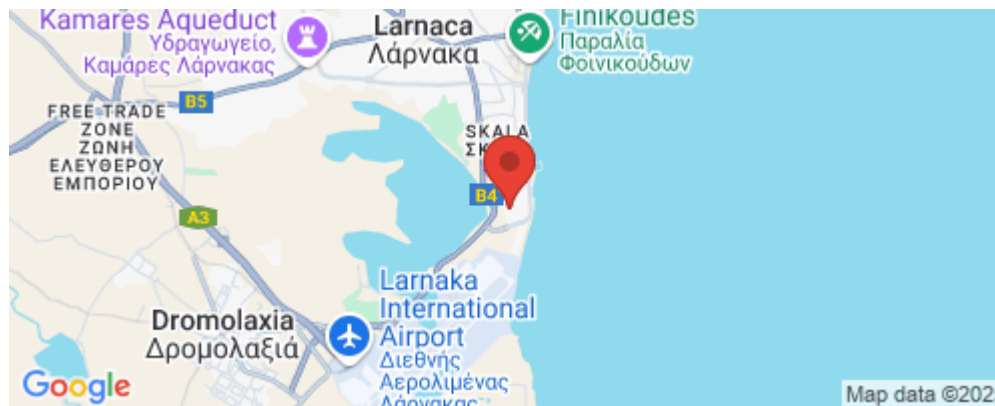


3 Bedroom Apartment for Sale in Larnaca District

3 BR Duplex 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.



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

Covered Area	185
Covered Veranda	56
Uncovered Veranda	30
Floor Number	5
Total Number of Floors	6
Energy Efficiency	A

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	6638
Property type	Apartment
Condition	Under Construction
Bathrooms	3

Amenities

Location



- Parking

Region: **Larnaca**

Coordinates: **34.893472864841 / 33.634847385412**

www.index.cy - All Cyprus Real Estate

Price: €678 000 + VAT

VAT for this property is **€51,858** or **€128,820**. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€3 665.00/m²		

Representative: RealDeal Estates

Registration number	1311	Email	info@realdeal.cy
License number	347/E	Legal name	Esperia Estates (Limassol-Paphos) Limited
Phone: +35725255505, +35794001333			

Price change history

€678 000 on Jun 6, 2025



5TH FLOOR

501 ▶
1 Bedroom
1 Bathroom
52 SQM Internal Area
7.6 SQM Covered Veranda
3.4 SQM Uncovered Veranda



◀ **601 (DUPLEX - LOWER FLOOR)**
3 Bedrooms
3 Bathrooms
129 SQM Internal Area
56 SQM Covered Veranda
30 SQM Uncovered Veranda