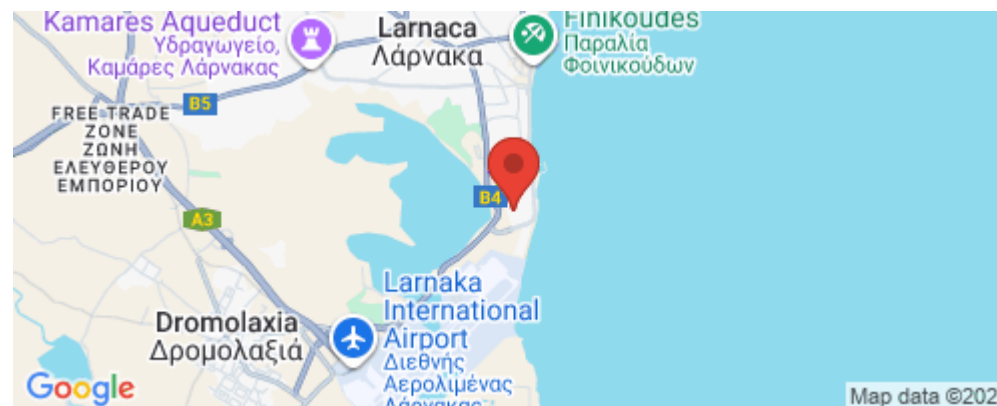


## 3 Bedroom Apartment for Sale in Larnaca District

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	<b>185</b>
Covered Veranda	<b>56</b>
Uncovered Veranda	<b>30</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>6</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>6638</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

### Amenities

### Location



- Parking

Region: **Larnaca**

Coordinates: **34.893472864841 / 33.634847385412**

[www.index.cy](http://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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 665.00/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: <b>+35725255505, +35794001333</b>			

## Price change history

€678 000 on Jun 6, 2025



## 5<sup>TH</sup> 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