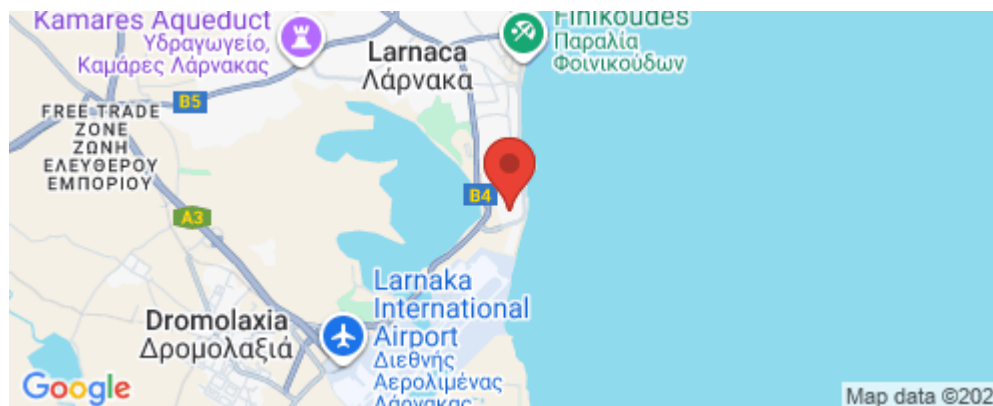


3 Bedroom Apartment for Sale in Larnaca District

Modern 3-bedroom penthouse just 150m from Mackenzie Beach – ideal for short-term rental or luxury living. Located on the 6th (top) floor, it features a spacious private roof terrace with stunning views.



- Ideal for Short-Term Rental
- Only 150m from Mackenzie Beach
- Spacious Roof Terrace
- Close to Restaurants & Cafés
- Nearby Public Amenities
- Energy Efficiency Category: A
- Private Parking Included

A rare opportunity in one of Larnaca's most desirable areas.

Property Info

Covered Area	145
Covered Veranda	42
Floor Number	6
Total Number of Floors	6
Energy Efficiency	A

Plot / Area Info

Parking **Covered, Yes**

Additional info

Reference Number	6684
Property type	Apartment
Condition	Under Construction
Bathrooms	3

- Roof Garden

Location

Region: **Larnaca**

Coordinates: **34.893226465193 / 33.636156309131**

Price: €645 000 + VAT

VAT for this property is **€32,250** or **€122,550**. 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	€4 448.00/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

€645 000 on Jun 11, 2025



R^{OOF} FLOOR



601
12 SQM Uncovered Roof Garden