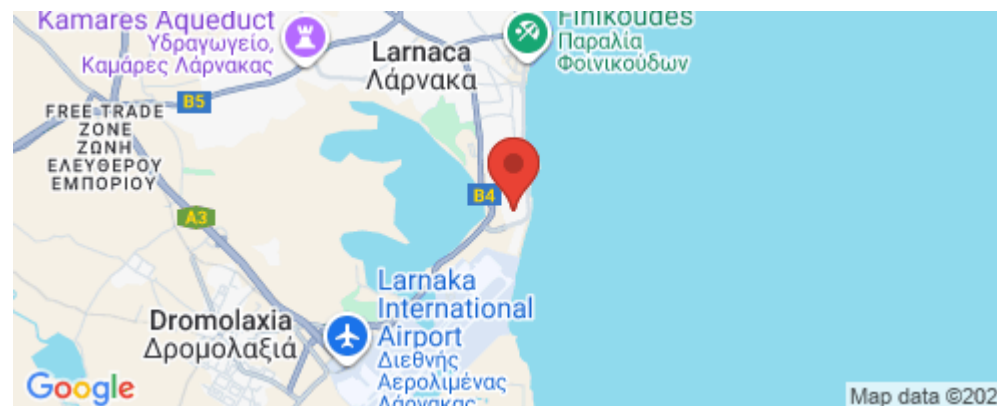


## 3 Bedroom Apartment for Sale in Larnaca District

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	<b>145</b>
Covered Veranda	<b>42</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>6684</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

- Roof Garden

**Location**

Region: **Larnaca**

Coordinates: **34.893226465193 / 33.636156309131**

## Price: €710 000 + VAT

VAT for this property is **€35,500** or **€134,900**. 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>€4 897.00/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

€645 000 on Jun 11, 2025

€710 000 on Nov 7, 2025



## ROOF FLOOR



601  
12 SQM Uncovered Roof Garden