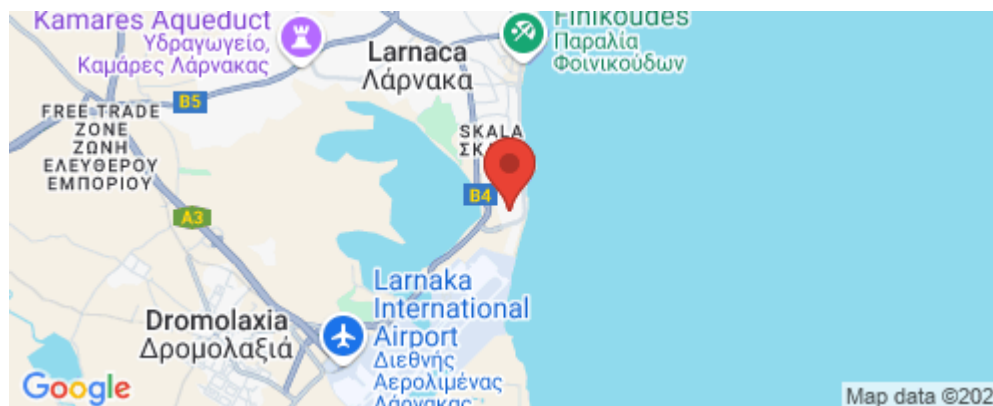


3 Bedroom Apartment for Sale in Larnaca District

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



ROOF FLOOR



601
12 SQM Uncovered Roof Garden