


## 2 Bedroom Apartment for Sale in Larnaca District

Live just steps away from the sea in this modern 2-bedroom apartment located only 100 meters from the iconic Mackenzie Beach. Nestled in one of Larnaca’s most vibrant and touristic areas, the project offers the perfect setting for a laidback coastal lifestyle — ideal for permanent residence, holiday retreat, or investment. 

Designed for comfort and convenience, each apartment is equipped with practical features and thoughtful details:

- Located in a Prime Tourist Area of Larnaca
- Just 100m from Mackenzie Beach
- Walking distance to popular restaurants & cafés
- 1 private covered parking space per apartment
- 2 rem...

### Property Info

Covered Area	<b>101</b>
Covered Veranda	<b>22</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>5</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6738</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.893076865045 / 33.636918079373**

## Price: €435 000 + VAT

VAT for this property is **€21,750** or **€82,650**. 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>€4 307.00/m<sup>2</sup></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>
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## Price change history

€395 000 on Jun 11, 2025  
 €425 000 on Apr 4, 2026  
 €435 000 on Apr 23, 2026



## 2<sup>ND</sup> FLOOR

**202**  
2 Bedrooms  
2 Bathrooms  
79.3 SQM Internal Area  
22.1 SQM Covered Veranda



**201**  
2 Bedrooms  
2 Bathrooms  
79.3 SQM Internal Area  
22.1 SQM Covered Veranda