


## 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>4</b>   |
| Total Number of Floors | <b>5</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>6741</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: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>€4 455.00/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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€425 000 on Jun 11, 2025  
 €446 000 on Apr 4, 2026  
 €450 000 on Apr 23, 2026



## 4<sup>TH</sup> FLOOR

**402**  
2 Bedrooms  
2 Bathrooms  
79.3 SQM Internal Area  
22.1 SQM Covered Veranda



**401**  
2 Bedrooms  
2 Bathrooms  
79.3 SQM Internal Area  
22.1 SQM Covered Veranda