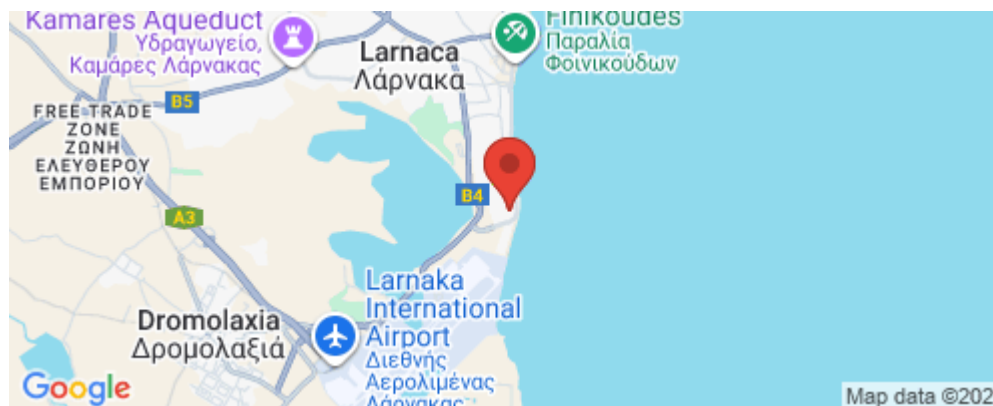


2 Bedroom Apartment for Sale in Larnaca District

Located in one of Larnaca's most iconic and fast-developing areas, this luxurious 2-bedroom ground floor apartment offers a rare combination of modern design, comfort, and prime location — just 80 meters from the famous Mackenzie Beach.



Set within a high-end residential complex comprising two distinctive buildings, this apartment features a private garden, perfect for relaxing or entertaining in your own green oasis by the sea.

Designed with elegance and functionality, the property boasts open-plan living areas, high-quality finishes, and access to a range of premium on-site facilities.

Apartment Highlights:

- 2 spacious bedrooms
- Direct a...

Property Info

Covered Area	101
Covered Veranda	18
Uncovered Veranda	27
Total Number of Floors	6
Energy Efficiency	B
Heating	Underfloor Heating, Yes

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	6869
Property type	Apartment
Condition	Brand New
Bathrooms	2
View	Sea view

- Parking

Location

Region: **Larnaca**

Coordinates: **34.893173665172 / 33.637282848358**

Price: €560 000 + VAT

VAT for this property is **€28,000** or **€106,400**. 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.

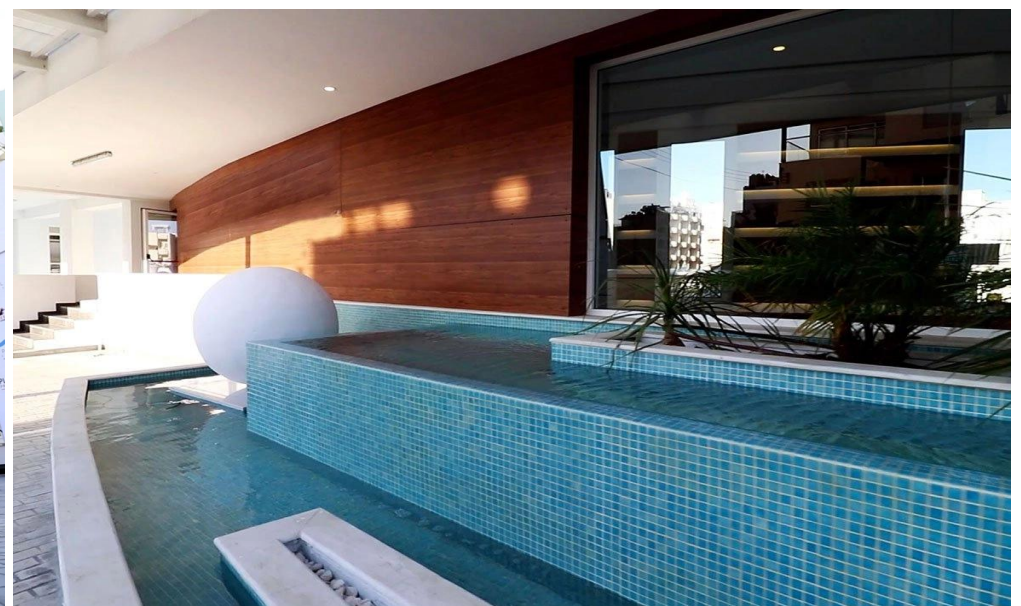
VAT	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€5 545.00/m²		

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

€560 000 on Jun 17, 2025





GROUND FLOOR BLOCK A



A 001
 2 Bedrooms
 2 Bathrooms
 83 SQM Internal Area
 18 SQM Covered Veranda
 27 SQM Uncovered Veranda
 60 SQM Garden