

## 2 Bedroom Apartment for Sale in Larnaca District

Situated on the 4th floor of a prestigious new development, this spacious 2-bedroom, 2-bathroom apartment offers a perfect combination of modern design, comfort, and coastal living. Located just moments from the renowned Blue Flag Mackenzy Beach, the residence enjoys panoramic, unobstructed views of the sea and easy access to one of Larnaca's most desirable seaside areas.



### Apartment Highlights:

- Thoughtfully designed open-plan layout with high-quality finishes
- Two comfortable bedrooms and two stylish bathrooms (including en-suite)
- Generous covered balcony ideal for outdoor relaxation and dining
- Private parking space and storag...

### Property Info

Covered Area	<b>99</b>
Covered Veranda	<b>19</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>6</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6981</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
Coordinates: **34.893789663304 / 33.634933233261**

## Price: €390 000 + VAT

VAT for this property is **€19,500** or **€74,100**. 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>€3 939.00/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>
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## Price change history

€400 000 on Jun 20, 2025  
 €390 000 on Dec 24, 2025





