


## 2 Bedroom Apartment for Sale in Larnaca District

Positioned on the 5th floor of an elegant new development, this premium 2-bedroom, 2-bathroom apartment features a spacious open terrace, ideal for outdoor entertaining and soaking up the Mediterranean sun. Boasting panoramic, unobstructed views of the sea and just a short walk from the famous Blue Flag Mackenzy Beach, this residence offers a lifestyle of comfort and relaxation by the coast. 

### Key Features:

- Two generously sized bedrooms and two modern bathrooms
- Bright open-plan kitchen, dining, and living area with seamless access to the terrace
- Large private open terrace perfect for lounging, dining, or enjoying sunset views
- Pr...

### Property Info

Covered Area	<b>114</b>
Covered Veranda	<b>29</b>
Uncovered Veranda	<b>37</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>6</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>6982</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: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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>€4 342.00/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

€525 000 on Jun 20, 2025  
€495 000 on Dec 24, 2025



