

## 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. X

### 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		Plot / Area Info		Additional info	
Covered Area	<b>114</b>			Reference Number	<b>6982</b>
Covered Veranda	<b>29</b>			Property type	<b>Apartment</b>
Uncovered Veranda	<b>37</b>			Condition	<b>Under Construction</b>
Floor Number	<b>5</b>	Parking	<b>Covered, Yes</b>	Bathrooms	<b>2</b>
Total Number of Floors	<b>6</b>			View	<b>Sea view</b>
Energy Efficiency	<b>A</b>				

Amenities	Location
• Parking	Region: <b>Larnaca</b> Coordinates: <b>34.893789663304 / 33.634933233261</b>

## 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 Price per SQM	<b>None</b> <b>€4 342.00/m<sup>2</sup></b>	Common expenses	<b>None</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

€525 000 on Jun 20, 2025

€495 000 on Dec 24, 2025



