

## 2 Bedroom Apartment for Sale in Larnaca District

Experience elevated coastal living in this stunning 2-bedroom penthouse, ideally situated just steps away from the renowned Mackenzy Beach. Located on the 5th floor of a brand-new luxury development, this residence offers a perfect blend of contemporary design, spacious comfort, and breathtaking sea views.



The penthouse features:

- An expansive open-plan living and dining area
- A fully fitted kitchen with premium finishes
- Spacious covered and uncovered verandas, ideal for outdoor relaxation, entertaining, and soaking in the panoramic views of the Mediterranean Sea

Designed with lifestyle and privacy in mind, this penthouse boasts except...

### Property Info

Covered Area	<b>98</b>
Covered Veranda	<b>21</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>6988</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Roof Garden

### Location

Region: **Larnaca**  
Coordinates: **34.893701663855 / 33.634461173886**

## Price: €525 000 + VAT

VAT for this property is **€26,250** or **€99,750**. 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>€5 357.00/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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€599 000 on Jun 20, 2025  
 €525 000 on Dec 24, 2025





