

## 2 Bedroom Apartment for Sale in Larnaca District

This exceptional two-bedroom penthouse is part of a new luxury residential development located just 200 meters from the famous Mackenzy beachfront, offering stylish, contemporary living in one of Larnaca's most desirable neighborhoods. ✖

Situated on the sixth floor, this penthouse features:

- Two spacious bedrooms, each with en-suite bathrooms
- Expansive covered and uncovered verandas, perfect for outdoor dining and relaxation

A private rooftop area on the seventh floor, offering breathtaking panoramic southeast views of Larnaca and the sea

Designed with energy efficiency in mind, this home combines functionality with refined aesthetics. Inter...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>101</b>			Reference Number	<b>6989</b>
Covered Veranda	<b>14</b>			Property type	<b>Apartment</b>
Floor Number	<b>6</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>6</b>			Bathrooms	<b>4</b>
Energy Efficiency	<b>A</b>			View	<b>Sea view</b>

Amilities	Location
• Roof Garden	Region: <b>Larnaca</b> Coordinates: <b>34.904005758681 / 33.635630617017</b>

## Price: €630 000 + VAT

VAT for this property is **€31,500** or **€119,700**. 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>€6 238.00/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

€680 000 on Jun 20, 2025

€750 000 on Oct 1, 2025

€630 000 on Dec 24, 2025



