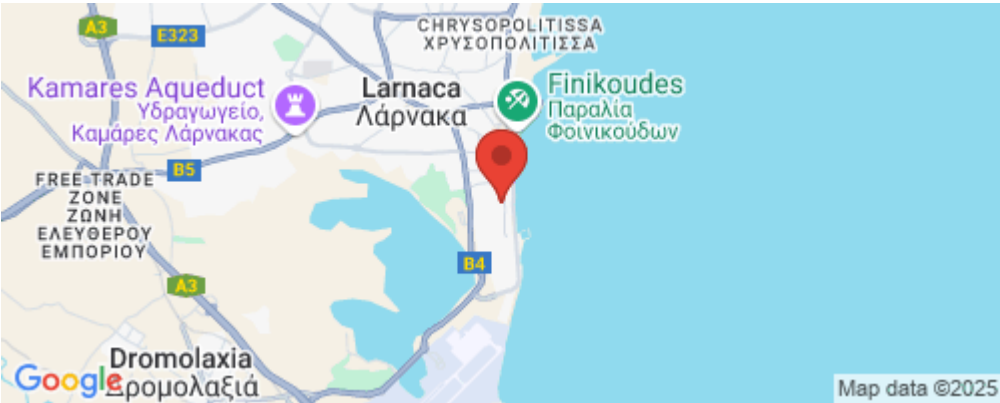


2 Bedroom Apartment for Sale in Larnaca District

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

Covered Area	108
Covered Veranda	24
Floor Number	6
Total Number of Floors	6
Energy Efficiency	A

Plot / Area Info

Parking	Covered, Yes
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Additional info

Reference Number	6991
Property type	Apartment
Condition	Under Construction
Bathrooms	4
View	Sea view

Amenities

Location



- Roof Garden

Region: **Larnaca**

Coordinates: **34.904005758681 / 33.635630617017**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €699 000 + VAT

VAT for this property is **€34,950** or **€132,810**. 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>€6 472.00/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

€699 000 on Jun 20, 2025







