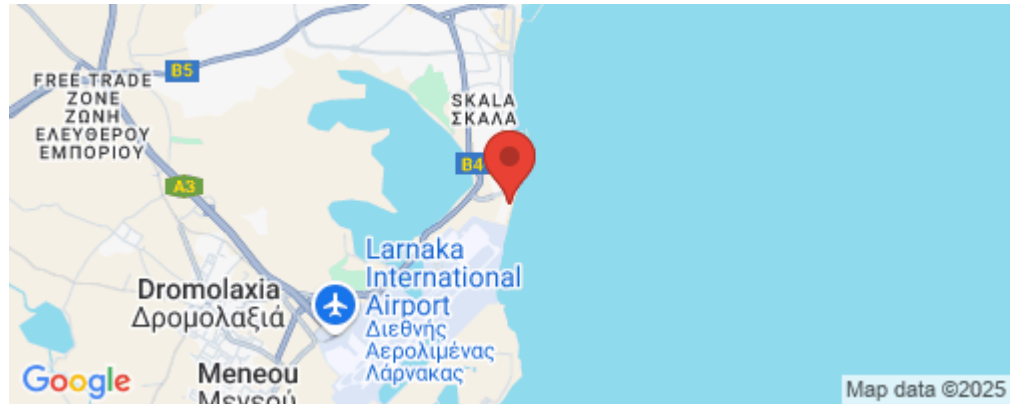


## 3 Bedroom Apartment for Sale in Larnaca District

Three Bedroom Duplex Apartment For Sale in Mackenzie Beach, Larnaca – Title Deeds (New Build Process) Only 1 Three bedroom duplex apartment available !! – 601 This new project is located close to Mackenzie Beach in Larnaca. A luxurious building with 1, 2 and 3 bedroom apartments. There is a 3 bedroom duplex apartment set on floors 5 & 6. Situated only 2 minutes from the vibrant Blue Flag Mackenzie beach in one of the most prestigious and touristic areas in Larnaca, at a walking distance from restaurants and cafes. – Master bedroom with ensuite, fitted wardrobes and balcony – 2 Bedrooms with fitted wardrobes – Open pl...



### Property Info

### Plot / Area Info

Covered Area **129**

### Additional info

Reference Number **plu038n3/duplex**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **3**

### Amenities

### Location

Region: **Larnaca**  
 Coordinates: **34.889966 / 33.637509**

## Price: €675 000 + VAT

VAT for this property is **€33,750** or **€128,250**. 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>€5 233.00/m<sup>2</sup></b> |                 |             |

## Representative: Emerald Property Consultants

|                            |              |            |                               |
|----------------------------|--------------|------------|-------------------------------|
| Registration number        | <b>845</b>   | Email      | <b>info@cyprusemerald.com</b> |
| License number             | <b>329/E</b> | Legal name | <b>N/A</b>                    |
| Phone: <b>+35723080080</b> |              |            |                               |

## Price change history

€675 000 on Oct 20, 2023





◀ **601 (DUPLEX - LOWER FLOOR)**  
 3 Bedrooms  
 3 Bathrooms  
 129 SQM Internal Area  
 56 SQM Covered Veranda  
 30 SQM Uncovered Veranda