

## 3 Bedroom Apartment for Sale in Larnaca District

For sale is a modern apartment under construction, located in the desirable Mckenzie area. This spacious home offers 110 m<sup>2</sup> of internal space and features three comfortable bedrooms and three bathrooms. Situated on the first floor of a well-designed seven-story building with an elevator, the apartment combines convenience with easy access. X

This property has been designed to a high standard with energy efficiency rated at A, ensuring comfort and lower energy bills. A unique feature of this apartment is its sea front position, providing you with uninterrupted sea views from your home. Large windows allow plenty of natural light, creating a bright and inviting atmosphere.

The M...

| Property Info    |                             | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>110</b>                  | Pool             | <b>Yes</b>          | Reference Number | <b>27818</b>     |
| Heating          | <b>Central Heating, Yes</b> | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |                  |                     | Condition        | <b>Brand New</b> |
|                  |                             |                  |                     | Bathrooms        | <b>3</b>         |
|                  |                             |                  |                     | View             | <b>Sea view</b>  |

### Amenities

- Elevator

### Location

Region: **Larnaca**

Coordinates: **34.895157818449 / 33.6354428237**

## Price: €520 000 + VAT

VAT for this property is **€26,000** or **€98,800**. 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<br>Price per SQM | <b>None</b><br><b>€4 727.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€520 000 on Sep 12, 2025



