

## 3 Bedroom Apartment for Sale in Larnaca District

For sale is a modern, under-construction apartment located on the 5th floor of a six-story building with elevator access. This spacious property offers 103 m<sup>2</sup> of internal space, featuring three comfortable bedrooms and four stylish bathrooms. The apartment is designed with energy efficiency grade A, ensuring lower energy costs and a smaller carbon footprint. The property will be ready in 2026, offering the latest in contemporary living and design. 

Situated in the vibrant area of Mckenzie, this apartment enjoys a prime seafront location with breathtaking sea views. Mckenzie is known for its lively atmosphere, beautiful beachfront, and easy access to a variety of cafes, restaurants, ...

| Property Info    |                             | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>103</b>                  |                  |                     | Reference Number | <b>27827</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>4</b>         |
|                  |                             |                  |                     | View             | <b>Sea view</b>  |

| Amilities  | Location  |
|------------|---|
| • Elevator | Region: <b>Larnaca</b><br>Coordinates: <b>34.893147763613 / 33.634562317541</b> |

## Price: €590 000 + VAT

VAT for this property is **€29,500** or **€112,100**. 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>€5 728.00/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

€590 000 on Sep 12, 2025

