

## 3 Bedroom Apartment for Sale in Larnaca

This residential building is situated at only 2 minutes from Mackenzie beach, in one of the most touristic areas in Larnaca, at a walking distance from restaurants and cafes. Project Details: 1 and 3 bedroom apartments Penthouse apartments with roof terrace The Project has EPC certificate with "A" Energy Efficiency Rating.



### Property Info

### Plot / Area Info

Covered Area **131**

Covered Veranda **21**

### Additional info

Reference Number **S184-102**

Property type **Apartment**

Condition **Pre-Owned**

### Amenities

### Location

**Location:** Larnaca

Region: **Larnaca**

Coordinates: **34.8934882 / 33.634916**

## 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	<b>~€17 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 969.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€535 000 on Sep 16, 2025

€520 000 on Jan 10, 2026

