


## 2 Bedroom Apartment for Sale in Larnaca District

Enjoy luxury coastal living in this modern two-bedroom apartment, featuring a private garden for outdoor relaxation and entertaining. The apartment offers spacious open-plan interiors, high-quality finishes, and abundant natural light, creating a comfortable and stylish home. 

Residents benefit from exclusive amenities including a communal pool, fully equipped gym, concierge services, and secure underground or covered parking. The apartment also enjoys sea views and faces a tranquil public garden, combining natural beauty with urban convenience.

Located just 80 meters from Mackenzie Beach and within walking distance to restaurants, cafes, and local attractions, this property ...

### Property Info

Covered Area	<b>104</b>
Covered Veranda	<b>28</b>
Total Number of Floors	<b>7</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>9255</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.89411526045 / 33.636027557378**

## Price: €535 000 + VAT

VAT for this property is **€26,750** or **€101,650**. 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>€5 144.00/m<sup>2</sup></b>		

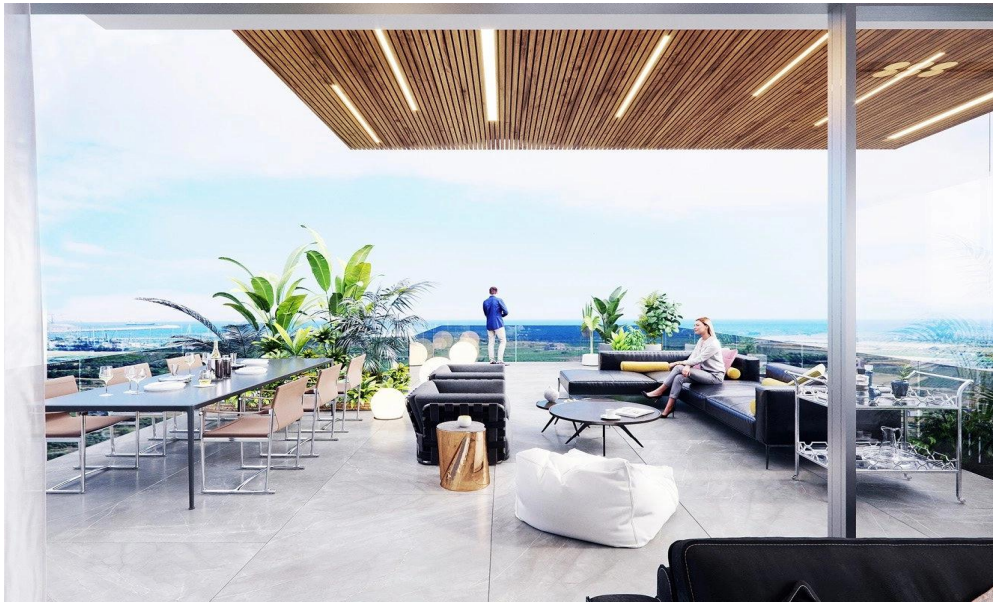
## Representative: RealDeal Estates

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>
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## Price change history

€535 000 on Oct 4, 2025





## G ROUND FLOOR

- B 01** ▶  
3 Bedrooms  
3 Bathrooms  
110 SQM Internal Area  
28 SQM Covered Veranda  
188 SQM Garden
- B 02** —
- B 03** ▶  
2 Bedrooms  
2 Bathrooms  
76 SQM Internal Area  
28 SQM Covered Veranda  
89 SQM Garden

