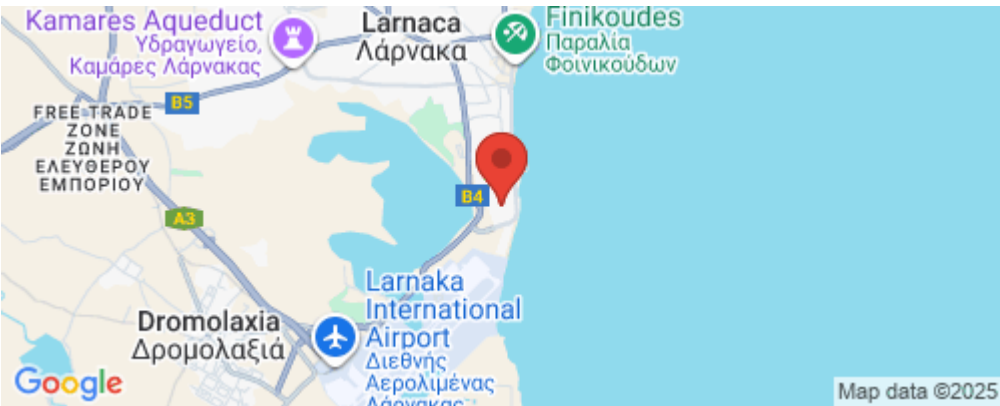


2 Bedroom Apartment for Sale in Larnaca District

Experience contemporary coastal living in this stylish two-bedroom apartment, ideally located just 80 meters from Mackenzie Beach. Designed with modern comfort in mind, it features open-plan interiors, high-quality finishes, and large windows that fill the space with natural light.



Residents enjoy exclusive access to premium amenities, including a communal swimming pool, gym, concierge services, and secure underground parking with storage. The apartment also offers sea views, overlooks a landscaped public garden, and is within walking distance of restaurants and cafes.

With an A+ energy efficiency rating, this home ensures both luxury and sustainability, making it an excelle...

Property Info		Plot / Area Info		Additional info	
Covered Area	121			Reference Number	9257
Covered Veranda	38	Pool	Common, Yes	Property type	Apartment
Floor Number	1	Parking	Covered, Yes	Condition	Under Construction
Total Number of Floors	7			Bathrooms	2
				View	Sea view
Amenities		Location			
• Parking		Region: Larnaca			
		Coordinates: 34.89411526045 / 33.636027557378			

## Price: €478 000 + VAT

VAT for this property is **€23,900** or **€90,820**. 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>€3 950.00/m²</b>		

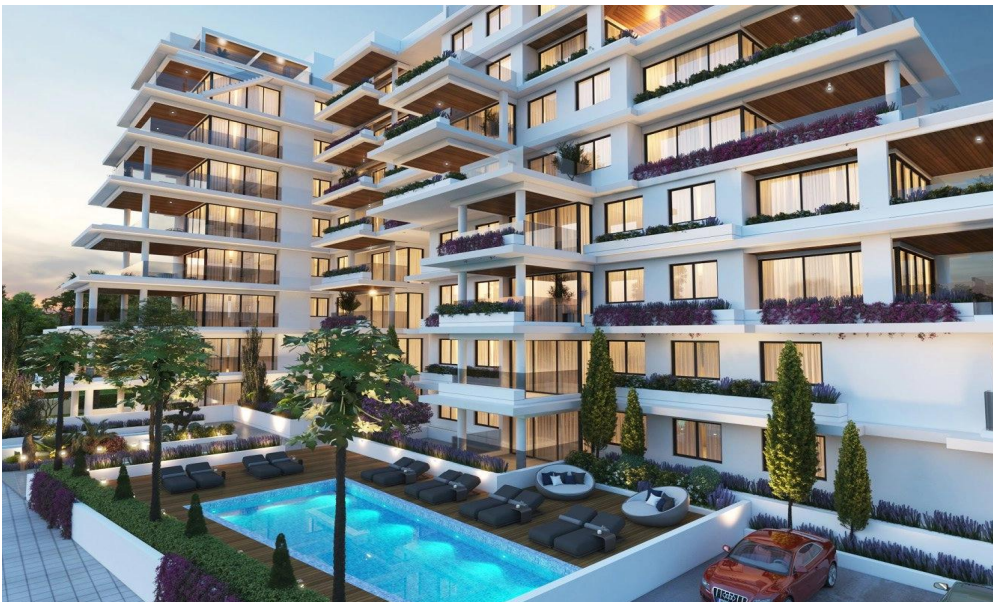
## Representative: RealDeal Estates

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>
Phone: <b>+35725255505, +35794001333</b>			

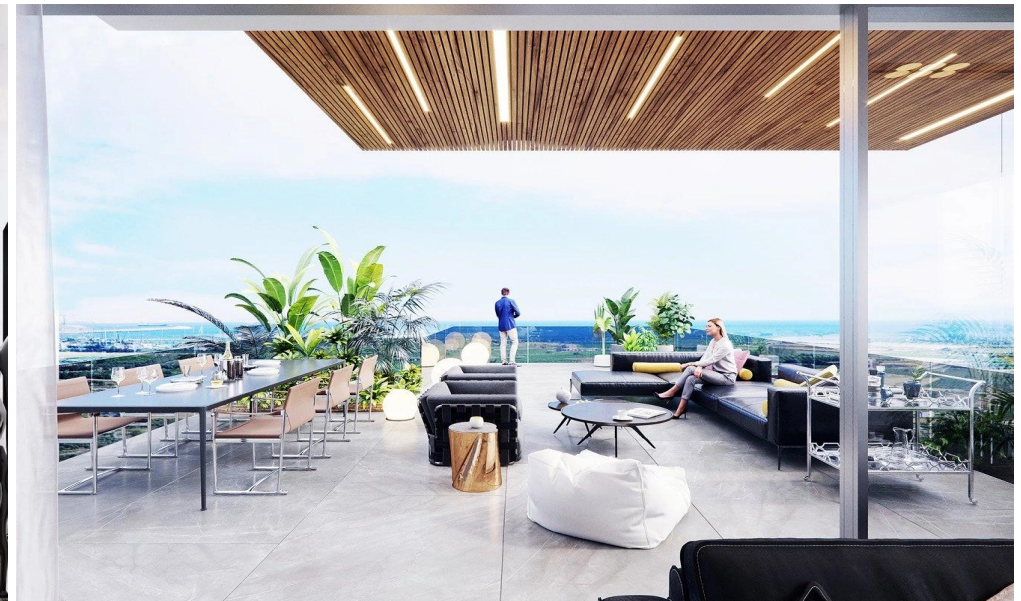
## Price change history

€478 000 on Oct 4, 2025









## 1<sup>ST</sup> FLOOR

