

## 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. X

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	<b>121</b>			Reference Number	<b>9257</b>
Covered Veranda	<b>38</b>	Pool	<b>Common, Yes</b>	Property type	<b>Apartment</b>
Floor Number	<b>1</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Total Number of Floors	<b>7</b>			Bathrooms	<b>2</b>
				View	<b>Sea view</b>

Amenities	Location
• Parking	Region: <b>Larnaca</b> Coordinates: <b>34.89411526045 / 33.636027557378</b>

## 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 Price per SQM	<b>None</b> <b>€3 950.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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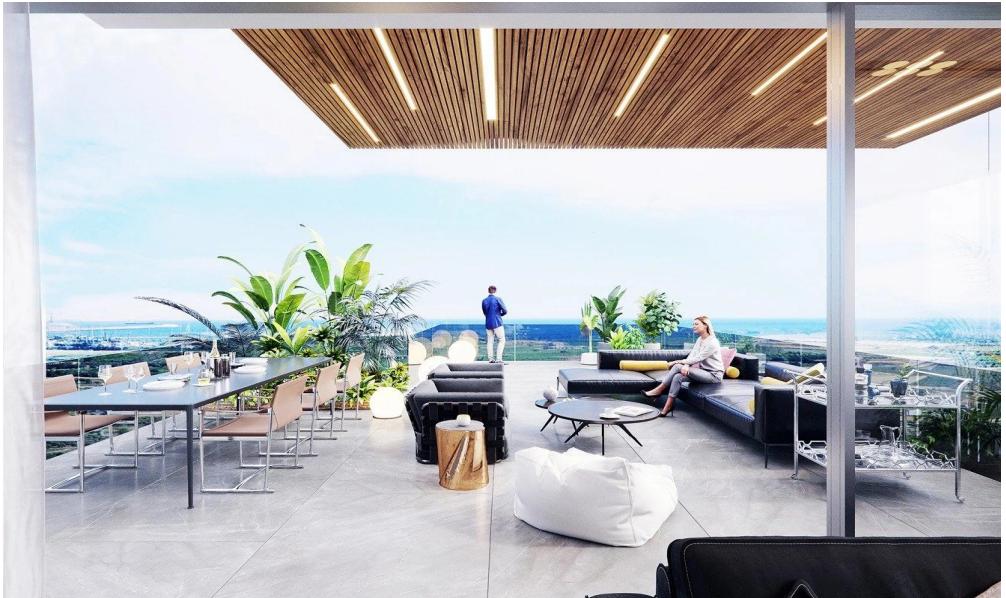
## Representative: RealDeal Estates

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

