


### 3 Bedroom Apartment for Sale in Larnaca District

This elegant three-bedroom apartment offers the ultimate in modern coastal living, combining stylish design with first-class amenities. Featuring open-plan interiors, high-quality finishes, and floor-to-ceiling windows, the apartment is bright, spacious, and designed for comfort. 

Residents will enjoy exclusive facilities including a communal swimming pool, fully equipped gym, concierge services, and secure underground parking with private storage. The property boasts sea views, faces a beautifully landscaped public garden, and is just 80 meters from Mackenzie Beach.

With restaurants, cafes, and local attractions all within walking distance, and an A+ energy efficiency rating...

#### Property Info

Covered Area	<b>138</b>
Covered Veranda	<b>28</b>
Floor Number	<b>3</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>9259</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

#### Amenities

- Parking

#### Location

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

## Price: €557 000 + VAT

VAT for this property is **€27,850** or **€105,830**. 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.

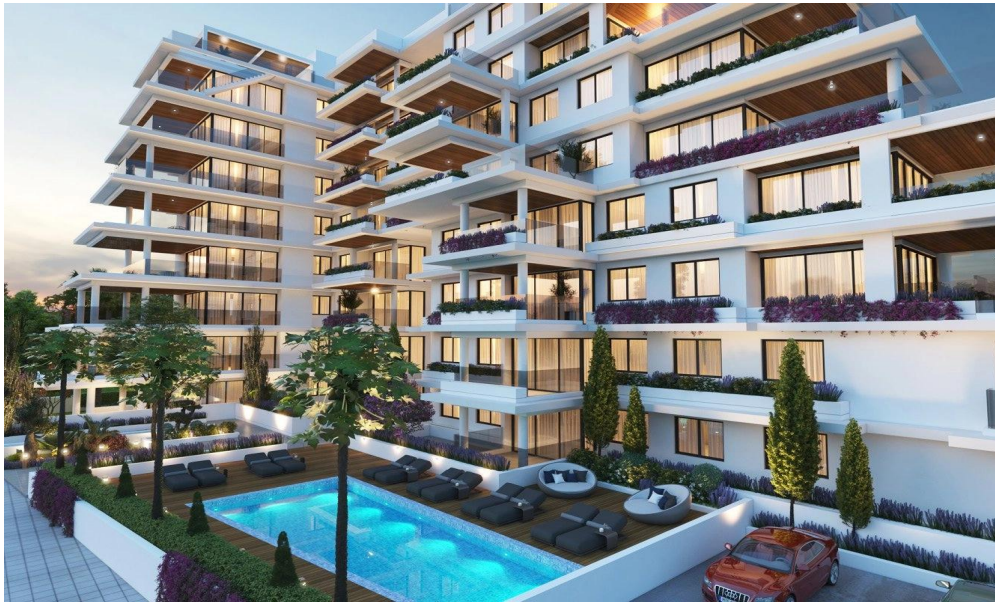
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 036.00/m<sup>2</sup></b>		

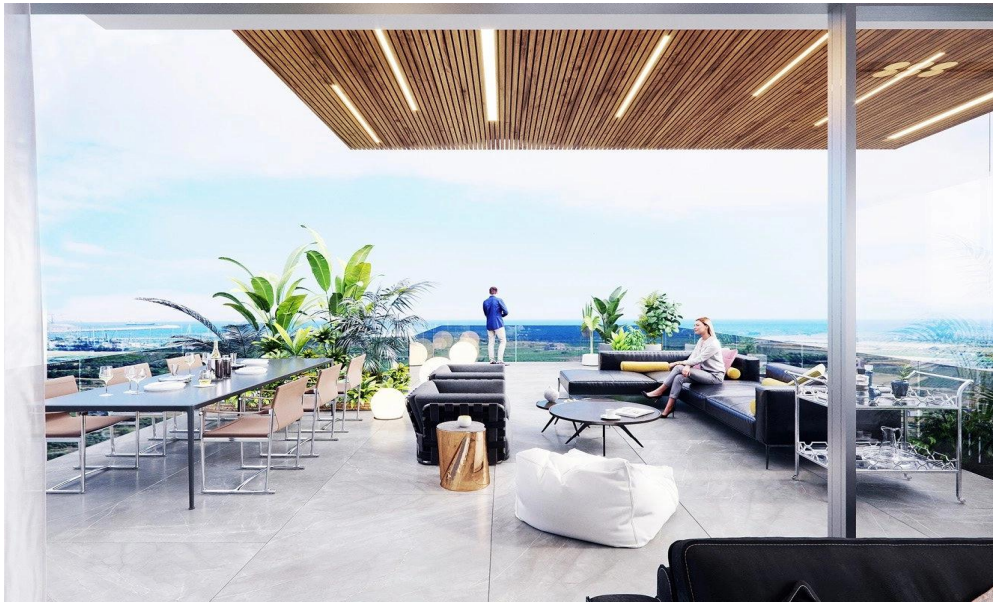
## Representative: RealDeal Estates

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

€557 000 on Oct 4, 2025





## 3<sup>RD</sup> FLOOR

