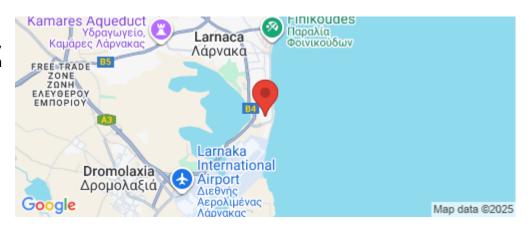


## 3 Bedroom Apartment for Sale in Larnaca District

Welcome to an elegant new project nestled in the heart of Larnaca's popular Mackenzie area. This prime location offers a plethora of amenities, including restaurants, cafes, shops, and renowned food chains, making it a favorite among tourists. The project is conveniently situated near the famous blue flag beach, providing easy access to outdoor activities and water sports. Additionally, it is just a short drive away from Larnaca International Airport, ensuring effortless travel.

The development consists of thoughtfully designed studio apartments and a luxurious 3-bedroom penthouse with a spacious roof terrace. Residents will appreciate the convenience of a covered parking spac...



Property Info		Plot / Area Info		Additional info	
Covered Area	145				
Covered Veranda	42				
Floor Number	6	Reference Number <b>6321</b>			
Total Number of Floors	6	Parking	Covered, Yes	Property type	<b>Apartment</b>
Furnishing	Unfurnished			Bathrooms	3
Energy Efficiency	A				

Amenities Location

Region: Larnaca

Coordinates: **34.893252** / **33.636051** 

**Autonomous Heating, Yes** 

Heating

Parking



**Price: €710 000 + VAT** 

VAT for this property is €35,500 or €134,900. 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 Excluded

Title transfer fee ~€25 000.00

Price per SQM €4 897.00/m²

Common expenses None

## Representative: Cyprus Sotheby's International Realty

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License number 517/E Legal name ConceptRealty Ltd

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## **Price change history**

€645 000 on Oct 8, 2025 €710 000 on Nov 12, 2025













