

## 3 Bedroom Apartment for Sale in Larnaca District

Welcome to an exquisite residential project located in the most sought-after neighbourhood in Larnaca – Mackenzie. Consisting of three eight-storey modern buildings, this development is perfectly designed to provide comfort, functionality and aesthetic appeal. Set against a stunning seascape and the picturesque Salt Lake, the residences cultivate an ideal tranquil ambiance, fostering a deep connection with nature. Enjoy panoramic views and create unforgettable memories in a place you can truly call home.

Explore the vibrant neighborhood and discover a wealth of amenities, including trendy cafes, fine dining restaurants, boutique shops, and entertainment venues. Access to anywh...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>155</b>                     |
| Covered Veranda        | <b>39</b>                      |
| Uncovered Veranda      | <b>58</b>                      |
| Floor Number           | <b>8</b>                       |
| Total Number of Floors | <b>8</b>                       |
| Furnishing             | <b>Unfurnished</b>             |
| Energy Efficiency      | <b>A</b>                       |
| Heating                | <b>Autonomous Heating, Yes</b> |
| Air Conditioning       | <b>All rooms, Yes</b>          |

### Plot / Area Info

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

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>8053</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

|           |   |
|-----------|---|
| • Parking | <b>Region: Larnaca</b>                    |
|           | <b>Coordinates: 34.900923 / 33.632574</b> |

### Location

## Price: €723 000 + VAT

VAT for this property is **€39,415** or **€137,370**. 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<br>Price per SQM | <b>~€25 520.00</b><br><b>€4 665.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€723 000 on Oct 8, 2025





Level

8

