

### 3 Bedroom Apartment for Sale in Larnaca District

Welcome to an exceptional residential project nestled in the highly sought-after neighborhood of Mackenzie in Larnaca. This 3 bedroom apartment enjoys a superb location, placing you in close proximity to all amenities, ensuring convenience right at your doorstep. Just a short walk away lies the renowned Mackenzie Beach, surrounded by a variety of restaurants, tavernas, and cafes, inviting you to unwind and relax. Moreover, Larnaca International Airport is conveniently a 5-minute drive away, ensuring seamless travel. The development comprises 1-3-bedroom apartments, including a luxurious 3-bedroom duplex with a spacious roof terrace, offering breathtaking views of the sea and scenic ...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>131</b>				
Covered Veranda	<b>21</b>				
Floor Number	<b>1</b>			Reference Number	<b>8605</b>
Total Number of Floors	<b>6</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Furnishing	<b>Unfurnished</b>			Condition	<b>Under Construction</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>2</b>
Heating	<b>Autonomous Heating, Yes</b>				
Air Conditioning	<b>All rooms, Yes</b>				

#### Amenities

#### Location

- Parking

Region: **Larnaca**  
 Coordinates: **34.893427 / 33.634908**

## Price: €520 000 + VAT

VAT for this property is **€26,000** or **€98,800**. 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>€3 969.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
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## Price change history

€535 000 on Oct 8, 2025  
 €520 000 on Jan 17, 2026



