

## 2 Bedroom Apartment for Sale in Larnaca District

This luxury 2-bedroom apartment is ideally located just minutes from the pristine blue flag Mackenzie beaches. Situated in a newly built premium development, it offers the perfect balance of tranquility and convenience, complemented by stunning sea views. Residents have easy access to delightful tavernas, inviting cafes and essential amenities such as banks and pharmacies, all within walking distance.



Designed with style and functionality in mind, the residence boasts spacious interiors that flow seamlessly into the expansive veranda, creating a harmonious indoor/outdoor living space. Large double-glazed windows offer spectacular views and fill the rooms with natural light, highligh...

### Property Info

Covered Area	<b>109</b>
Covered Veranda	<b>27</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>6</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>10902</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2022</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
Coordinates: **34.894 / 33.635111**

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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>~€13 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 853.00/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

€420 000 on Oct 8, 2025

















