

## 2 Bedroom Apartment for Sale in Larnaca District

The new residential development, located within just a few meters from the famous Mackenzie Beach in Larnaca, is the epitome of modern architecture and ultimate luxury. It stands out among the area’s surrounding buildings with its modern, strikingly clear, yet soft and rounded lines and suave colours. All the amenities and the best beaches in Cyprus are basically around the corner, while being close to Larnaca international airport means an ideal location for frequent travellers.

The project offers a spacious entrance lobby with a concierge reception area, top of the range gym on site and covered underground parking. The types properties offered at the development range from 1, 2 ...

### Property Info

Covered Area	<b>111</b>
Covered Veranda	<b>25</b>
Floor Number	<b>5</b>
Total Number of Floors	<b>9</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

Parking **Covered, Yes**

### Additional info

Reference Number	<b>11798</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.894602 / 33.637168**

## Price: €785 000 + VAT

VAT for this property is **€39,250** or **€149,150**. 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>€7 072.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€685 000 on Oct 8, 2025

€785 000 on Nov 6, 2025





