


## 2 Bedroom Apartment for Sale in Larnaca District

This recently renovated 2-bedroom, 1-bathroom apartment offers stunning sea views in the highly desirable Mackenzie area. Located directly in front of the beach, it's the perfect blend of modern comfort and prime location. 

The apartment boasts an open-plan living area flooded with natural light, stylish finishes, and a fully equipped kitchen. The spacious living room leads to a private balcony where you can relax and enjoy the peaceful Mediterranean scenery.

The apartment features a sleek modern design with warm, inviting tones and is completely move-in ready. It is fully furnished and equipped with all essential electrical appliances for immediate comfort.

Ideal for b...

### Property Info

Covered Area	<b>89</b>
Covered Veranda	<b>9</b>
Floor Number	<b>7</b>
Total Number of Floors	<b>7</b>
Furnishing	<b>Furnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>12964</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1990 and older</b>
Bathrooms	<b>1</b>

### Amenities

### Location

Region: **Larnaca**  
 Coordinates: **34.892372 / 33.637878**

## Price: €360 000 + VAT

VAT for this property is **€18,000** or **€68,400**. 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>~€11 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 045.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€360 000 on Oct 8, 2025





