

## 4 Bedroom Apartment for Sale in Larnaca District

Presenting a spacious duplex apartment in one of Larnaca's most desirable locations — the vibrant Mackenzie area, just 350 meters from the beach. This exceptional property combines a prime coastal location with comfort, space, and practicality, offering a perfect blend for relaxed seaside living or a sound investment opportunity.



The thoughtfully designed layout spans two levels: on the lower floor, you'll find an open-plan living and dining area, a modern kitchen, a cozy TV lounge, a separate office space, and a full bathroom. Upstairs features two bedrooms with a shared en-suite, an additional versatile room, and a utility area — all flooded with natural light and partial ...

### Property Info

Covered Area	<b>172</b>
Covered Veranda	<b>29</b>
Uncovered Veranda	<b>34</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>5</b>
Furnishing	<b>Furnished</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>12965</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>1991-2000</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
Coordinates: **34.899998 / 33.63426**

## Price: €375 000 + VAT

VAT for this property is **€25,465** or **€71,250**. 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>~€11 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 180.00/m²</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

€375 000 on Oct 8, 2025

























