

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	Plot / Area Info	Additional info
Covered Area	172	
Covered Veranda	29	Reference Number 12965
Uncovered Veranda	34	Property type Apartment
Floor Number	4	Condition Pre-Owned
Total Number of Floors	5	Construction Year 1991-2000
Furnishing	Furnished	Bathrooms 2
Heating	Autonomous Heating, Yes	
Air Conditioning	All rooms, Yes	
Amenities	Location	
• Parking	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	Excluded	Title transfer fee Price per SQM	~€11 600.00 €2 180.00/m²	Common expenses	None
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Representative: Cyprus Sotheby's International Realty

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Price change history

€375 000 on Oct 8, 2025













