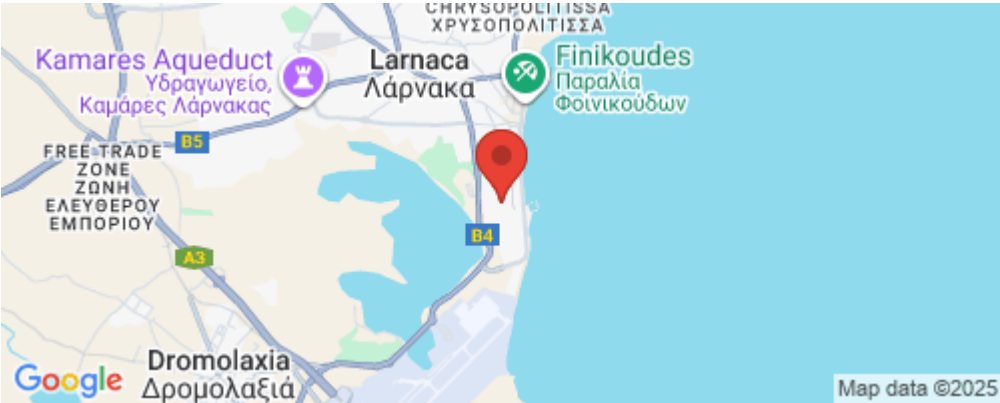


4 Bedroom Apartment for Sale in Larnaca District

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           | 172                     |
| Covered Veranda        | 29                      |
| Uncovered Veranda      | 34                      |
| Floor Number           | 4                       |
| Total Number of Floors | 5                       |
| Furnishing             | Furnished               |
| Heating                | Autonomous Heating, Yes |
| Air Conditioning       | All rooms, Yes          |

Plot / Area Info

|         |              |
|---------|--------------|
| Parking | Covered, Yes |
|---------|--------------|

Additional info

|                   |           |
|-------------------|-----------|
| Reference Number  | 12965     |
| Property type     | Apartment |
| Condition         | Pre-Owned |
| Construction Year | 1991-2000 |
| Bathrooms         | 2         |

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/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
| License number                           | <b>517/E</b> | Legal name | <b>ConceptRealty Ltd</b>              |
| Phone: <b>+35726080180, +35797612926</b> |              |            |                                       |

## Price change history

€375 000 on Oct 8, 2025





