

## 2 Bedroom Apartment for Sale in Larnaca District

Welcome to a stunning new residential development situated in a unique quarter of Larnaca, seamlessly connecting the famous Mackenzie neighborhood with the bustling city center. These modern apartments offer an exceptional living experience in a prime location, renowned not only by locals but also by international investors.

Nestled just minutes from the sea, this residence offers a peaceful setting with easy access to essential amenities. Enjoy the convenience of having shops, restaurants, cafes, sandy beaches, and cultural attractions only a short walk away. Additionally, the property boasts excellent connectivity with close proximity to the airport and highway.

Designed wit...



### Property Info

Covered Area	<b>90</b>
Covered Veranda	<b>13</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>6</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>9781</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.900135 / 33.636787**

## Price: €410 000 + VAT

VAT for this property is **€20,500** or **€77,900**. 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>€4 556.00/m<sup>2</sup></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

€410 000 on Nov 7, 2025



