

## 2 Bedroom Apartment for Sale in Larnaca

This exclusive tower, located near the shoreline of the Mackenzie area, offers residents panoramic views of the Mediterranean Sea. Thoughtfully designed apartments with one, two, three, and four bedrooms create a sense of space, while the open-plan layouts ensure smooth movement between the living areas, kitchen, and terraces. It also offers private underground parking and spacious storage facilities. The project is just a few minutes' walk from the renowned Mackenzie area with its stylish lounge bars and restaurants, as well as the Blue Flag-awarded Mackenzie Beach. The Project has EPC certificate with "A" Energy Efficiency Rating.



### Property Info

### Plot / Area Info

Covered Area **116**  
Covered Veranda **29**

### Additional info

Reference Number **A0285-104**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **3**

### Amenities

### Location

**Location:** Larnaca      Region: **Larnaca**  
**Coordinates:** **34.89461 / 33.6372**

## Price: €585 000 + VAT

VAT for this property is **€29,250** or **€111,150**. 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>~€20 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 043.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€585 000 on Nov 13, 2025



