

## 2 Bedroom Apartment for Sale in Larnaca District

This modern two-bedroom apartment is part of an exclusive upcoming residential development in the prestigious Mackenzie area of Larnaca. Designed for comfort and contemporary living, the apartment offers a practical layout with bright interiors, quality finishes, and an emphasis on functionality.



### Key Features:

- Two well-proportioned bedrooms
- Open-plan living and dining area
- Modern kitchen with high-quality finishes
- Spacious balcony for outdoor living
- Ideal for permanent residence or investment

### Location Benefits:

- Walking distance to the Larnaca Salt Lake and Finikoudes promenade
- Close to Larnaca Internationa...

### Property Info

Covered Area	<b>97</b>
Covered Veranda	<b>17</b>
Uncovered Veranda	<b>81</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>5</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>12246</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

Region: **Larnaca**  
 Coordinates: **34.90032776 / 33.63156439**

## Price: €420 000 + VAT

VAT for this property is **€21,000** or **€79,800**. 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>~€13 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 330.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€420 000 on Mar 11, 2026

