

### 3 Bedroom Apartment for Sale in Larnaca District

This modern three-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:

- Three 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 Internat...

#### Property Info

Covered Area	<b>134</b>
Covered Veranda	<b>30</b>
Uncovered Veranda	<b>89</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>5</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **12247**  
 Property type **Apartment**  
 Bathrooms **2**

#### Amenities

- Parking

#### Location

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

## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 478.00/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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€600 000 on Mar 11, 2026

