

## 2 Bedroom Apartment for Sale in Larnaca District

This modern two-bedroom penthouse is part of an exclusive upcoming residential development in the prestigious Mackenzie area of Larnaca. Designed for contemporary luxury and comfort, the penthouse features a practical layout, bright interiors, high-quality finishes, and expansive outdoor spaces for elevated living.



### Key Features:

- Two well-proportioned bedrooms
- Open-plan living and dining area
- Modern kitchen with premium finishes
- Large private rooftop terrace for outdoor living and entertaining
- Ideal for permanent residence or investment

### Location Benefits:

- Walking distance to the Larnaca Salt Lake and Finikoudes prome...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>108</b> |
| Covered Veranda        | <b>28</b>  |
| Uncovered Veranda      | <b>64</b>  |
| Floor Number           | <b>5</b>   |
| Total Number of Floors | <b>5</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>12250</b>     |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Roof Garden

### Location

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

## Price: €540 000 + VAT

VAT for this property is **€27,000** or **€102,600**. 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>~€18 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 000.00/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

€540 000 on Mar 11, 2026

