

## 2 Bedroom Apartment for Sale in Larnaca District

Introducing a new Residences, an exclusive new development featuring 9 modern apartments, perfectly positioned just 100 meters from the famous Mackenzie Beach in Larnaca. This project offers an unparalleled opportunity to enjoy a laidback lifestyle in one of the most sought-after and touristic areas in Larnaca.

Available 2 Bedroom apartments on the first and second floors.

Project Highlights:

2-Bedroom Apartments: Each apartment is designed to maximize space and comfort, offering stylish interiors and high-quality finishes.

Prime Location: Located just a short stroll from Mackenzie Beach, these apartments offer easy access to the golden sands and crystal-clear water...

### Property Info

Covered Area	<b>101</b>
Covered Veranda	<b>22</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>235115</b>
Property type	<b>Apartment</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>
View	<b>Sea view</b>

### Amenities

- Parking

### Location

Region: **Larnaca**

## Price: €435 000 + VAT

VAT for this property is **€21,750** or **€82,650**. 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>~€14 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 307.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€435 000 on May 21, 2026

