

## 3 Bedroom Apartment for Sale in Larnaca - Makenzy

A modern development is located in the famous and prime area of Mankenzy Tourist area in Larnaca. The project has an amazing sea view, close to shops, restaurants, night clubs, beach and other amenities. The building consists of 10 apartments ( 5 X 1-bedroom, 3 X 2-Bedrooms, 2 X 3-bedrooms) High finishing and construction materials.

Energy class A

AVAILABILITY

Apartment 5th floor

Internal area 101 sq.m.

Covered balcony 20 sq.m.

Covered tech. balconies 11,50 sq.m.

There are more apartments available in this project.

Delivery date: end of year 2025

### Property Info

### Plot / Area Info

Covered Area **121**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>48966</b>              |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>3</b>                  |

### Amenities

### Location

**Location:** Larnaca - Makenzy Region: **Larnaca**

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 545.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€550 000 on May 24, 2024



