

### 3 Bedroom Apartment for Sale in Larnaca District

Fully furnished, 3 bedrooms, top floor apartment for sale in Makenzy area. This property is situated within walking distance to the beach and is only a short drive from Larnaca town center, the promenade, the marina, as well as Larnaca International Airport. A short walk to the Promenade, fishing marina, Larnaca City Centre, shops, restaurants etc. 

Apartment for sale in Makenzy area, Larnaca. The property consists of 3 bedrooms, separate kitchen, lounge, diner, 1 bath, 1wc, parking, A/C, kitchen appliances, furniture, big veranda.

From the lounge you access a closed veranda with space for enjoying your morning coffee.

Title deed is available.

#### Property Info

Covered Area **98**  
 Furnishing **Furnished**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **40679**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **1**

#### Amenities

- Guest WC

#### Location

Region: **Larnaca**  
 Coordinates: **34.90912894829 / 33.634872315368**

## Price: €265 000 + VAT

VAT for this property is **€13,250** or **€50,350**. 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>~€7 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 704.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
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## Price change history

€215 000 on Aug 9, 2024  
 €265 000 on Feb 27, 2026







