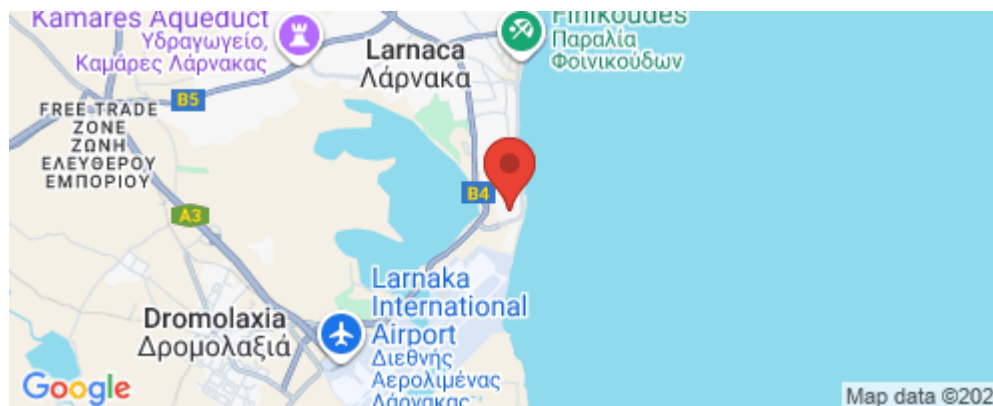


## 2 Bedroom Apartment for Sale in Larnaca District

Exclusive, Two Bedrooms apartment for Sale in Makenzy area, Larnaca. Remarkable location, close to taverns, restaurants, meat or fish taverns, café, bars, clubs, pubs diving center, playground, water sports, supermarket, high-end restaurants, pubs, sushi, 24/7 café, convenience store, bike rentals, bicycle path and 5 minutes away from the sea. Just few minutes away from Larnaca Town Center and a short drive to Larnaca International Airport.



Apartment for sale in Makenzy. The property consists of two bedrooms, open plan kitchen, living and dining area, one common bathroom with toilet, 1 shower en suite, provision for A/C, 11 sq.m. covered veranda, covered parking.

This lu...

| Property Info    |                | Plot / Area Info                     |              | Additional info  |           |
|------------------|----------------|--------------------------------------|--------------|------------------|-----------|
| Covered Area     | 75             | Parking                              | Covered, Yes | Reference Number | 45762     |
| Air Conditioning | All rooms, Yes |                                      |              | Property type    | Apartment |
|                  |                |                                      |              | Condition        | Brand New |
|                  |                |                                      |              | Bathrooms        | 2         |
| Amenities        |                | Location                             |              |                  |           |
| • Balcony        |                | Region: Larnaca                      |              |                  |           |
|                  |                | Coordinates: 34.8929383 / 33.6364701 |              |                  |           |

**Price: €400 000 + VAT**

VAT for this property is **€20,000** or **€76,000**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 333.00/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>                          |
| Phone: +35724003723 |              |            |                                     |

**Price change history**

€400 000 on Aug 10, 2024









