

## 3 Bedroom Apartment for Sale in Larnaca District

Entire floor, three 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 three bedrooms, open plan kitchen, living and dining area, one common bathroom with toilet, 1 shower en suite, provision for A/C, 20 sq.m. covered veranda, covered parking.

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| Property Info    |                       | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>101</b>            |                  |                     | Reference Number | <b>45763</b>     |
| Air Conditioning | <b>All rooms, Yes</b> | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
|                  |                       |                  |                     | Condition        | <b>Brand New</b> |
|                  |                       |                  |                     | Bathrooms        | <b>2</b>         |

| Amilities | Location  |
|-----------|---|
| • Balcony | Region: <b>Larnaca</b><br>Coordinates: <b>34.8929383 / 33.6364701</b> |

## Price: €640 000 + VAT

VAT for this property is **€32,000** or **€121,600**. 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<br>Price per SQM | <b>None</b><br><b>€6 337.00/m<sup>2</sup></b> | Common expenses | <b>None</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: <b>+35724003723</b> |              |            |                                     |

## Price change history

€600 000 on Aug 10, 2024

€640 000 on Aug 12, 2025





