

## 2 Bedroom Apartment for Sale in Larnaca District

Exclusive 2 bedrooms, Ground floor apartment for sale in the popular Makenzy area. Part of a unique project which is build according to high standards, with luxurious finishes. Close to the beach, amenities, Larnaca town centre, shops, restaurants etc. Just a short drive to the airport. The convenient location near all amenities and the luxurious design, give this project an extraordinary added value.



Apartment for sale in Larnaca Town, Makenzy area. The apartment consists of 2 bedrooms, open plan kitchen with dinning and sitting area, formal lounge and diner, 2 shower, 2wc, covered parking, 18sq.m. covered veranda, 60 sq.m.of garden, and A/C. Double glazing, granite worktops, priv...

### Property Info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**83**  
**Furnished**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **43276**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **1**  
View **Sea view**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
Coordinates: **34.8899659 / 33.6375088**

## Price: €675 000 + VAT

VAT for this property is **€33,750** or **€128,250**. 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>~€23 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 133.00/m²</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

€675 000 on Aug 25, 2024







