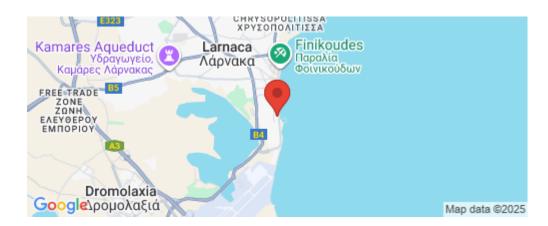
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### **2 Bedroom Apartment for Sale in Larnaca District**

Two-bedroom Apartment for sale next to the sea in Mackenzy Larnaca. Makenzy is a touristic area with a variety of shops and entertainment facilities. Within walking distance to the promenade and Larnaca town center. The Larnaca International Airport is just a few minutes away.



The apartment consists of an open plan kitchen with living & dining area, guest wc and two bedrooms both en-suite. It offers covered veranda, storage room and private parking space on the ground floor.

This flat is a part of a seaside residential project, where luxury meets tranquility. Nestled along the coastline, this development boasts 18, one and twobedroom apartment models, each meticulously...

| Property Info    |  | Plot / Area I | nfo          | Additional info  |                  |  |  |
|------------------|--|---------------|--------------|------------------|------------------|--|--|
|                  |  |               |              | Reference Number | 44934            |  |  |
| Covered Area     | 76   |               |              | Property type    | Apartment        |  |  |
| Furnishing       | Unfurnished  | Parking       | Covered, Yes | Condition        | <b>Brand New</b> |  |  |
| Air Conditioning | All rooms, Yes   |               |              | Bathrooms        | 2                |  |  |
|                  |  |               |              | View             | Sea view         |  |  |
| Amenities        | Location   |               |              |                  |                  |  |  |
| Balcony          | Region: Larnaca<br>Coordinates: 34.900437895153 / 33.63727253827 |               |              |                  |                  |  |  |



#### Price: €385 000 + VAT

VAT for this property is €19,250 or €73,150. 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                                   | Excluded  | Title transfer fee<br>Price per SQM | None<br>€5 066.00/m² | Common expenses              | None |  |  |  |  |  |
|---------------------------------------|-----------|-------------------------------------|----------------------|------------------------------|------|--|--|--|--|--|
| Representative: Kalogirou Real Estate |           |                                     |                      |                              |      |  |  |  |  |  |
| Registratio                           | on number | 1104                                | Email                | info@kalogirourealestate.com |      |  |  |  |  |  |
| License nu                            | mber      | 569/E                               | Legal name           | N/A                          |      |  |  |  |  |  |

Phone: +35724003723

### **Price change history**

€375 000 on Oct 27, 2024 €385 000 on Mar 7, 2025

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