

### 3 Bedroom Apartment for Sale in Larnaca - Makenzy

3 Bedroom Apartment – Spacious Coastal Living Near Mackenzie Beach



The 3-bedroom apartments offer generous living spaces in a new luxury residential development located within walking distance of Mackenzie Beach. Designed to provide comfort, privacy, and functionality, these residences are ideal for families, long-term living, or high-quality investment opportunities.

Each apartment features a spacious open-plan living, dining, and kitchen area, creating a bright and practical environment for everyday life. The three bedrooms are well-proportioned, offering flexibility for family members, guests, or a home office. Bathrooms are thoughtfully designed to support comfortable da...

#### Property Info

Covered Area	<b>153</b>
Covered Veranda	<b>26</b>
Floor Number	<b>6</b>
Total Number of Floors	<b>9</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>34667</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>3</b>

#### Amenities

- Parking

#### Location

**Location:** Larnaca - Makenzy

Region: **Larnaca**

Coordinates: **34.88319440201728 / 33.6259832122568**

## Price: €960 000 + VAT

VAT for this property is **€50,635** or **€182,400**. 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>€6 275.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€620 000 on Sep 22, 2023  
 €790 000 on Dec 14, 2023  
 €820 000 on Dec 24, 2023  
 €860 000 on May 7, 2025  
 €960 000 on Dec 17, 2025



