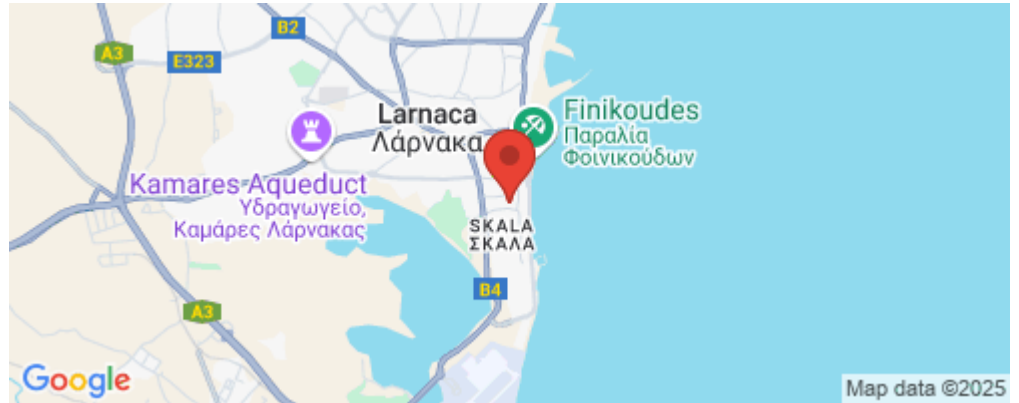


### 3 Bedroom Apartment for Sale in Larnaca District

Sea view, three-bedrooms top floor apartment for sale in Makenzy Larnaca. The flat take place 300 meters approximately from the beach. Close to amenities, 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 area of the property is characterized as quiet, residential and touristic.



Top Floor apartment with panoramic view of the sea for sale in Makenzy area. The property has internal covered area of approx. 81 sq.m. and offers 27 sq.m. covered balcony and 2 sq.m. uncovered balcony. It consists of an open plan living area, separate kitchen, three bedrooms ...

#### Property Info

Covered Area **81**  
Air Conditioning **All rooms, Yes**

#### Plot / Area Info

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

#### Additional info

Reference Number **48289**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **2**

#### Amenities

- Balcony

#### Location

Region: **Larnaca**  
Coordinates: **34.9077474 / 33.6341473**

## Price: €350 000 + VAT

VAT for this property is **€17,500** or **€66,500**. 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>~€10 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 321.00/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

€350 000 on Jan 14, 2025













