

## 2 Bedroom Apartment for Sale in Larnaca District

Luxury, Top Floor, Two Bedroom Apartment for Sale in Makenzy area, Larnaca. Within walking distance to the amazing beach of Makenzy, coffee shops, bars, restaurants etc. Only 5 minutes away from Larnaca Town Center. Easy access to amenities such as supermarket, shops, banks etc. A 4-minute drive to Larnaca International Airport. Easy access to Larnaca, Nicosia motorway.



Apartment for Sale in Makenzy area, Larnaca. This beautiful apartment consists of an open plan kitchen and living room with dining area, two bedrooms, both with en-suite shower and guest toilet. Also, the apartment has a private roof garden area that has the specification for the third bedroom. The apartment has a s...

### Property Info

Covered Area  
Air Conditioning

**87**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms  
View

**41909**  
**Apartment**  
**Brand New**  
**2**  
**Sea view**

### Amenities

- Balcony

### Location

Region: **Larnaca**  
Coordinates: **34.904054532832 / 33.63555220423**

## Price: €630 000 + VAT

VAT for this property is **€31,500** or **€119,700**. 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>€7 241.00/m<sup>2</sup></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

€800 000 on Jan 15, 2025  
 €680 000 on Jul 1, 2025  
 €750 000 on Sep 19, 2025  
 €630 000 on Nov 7, 2025













