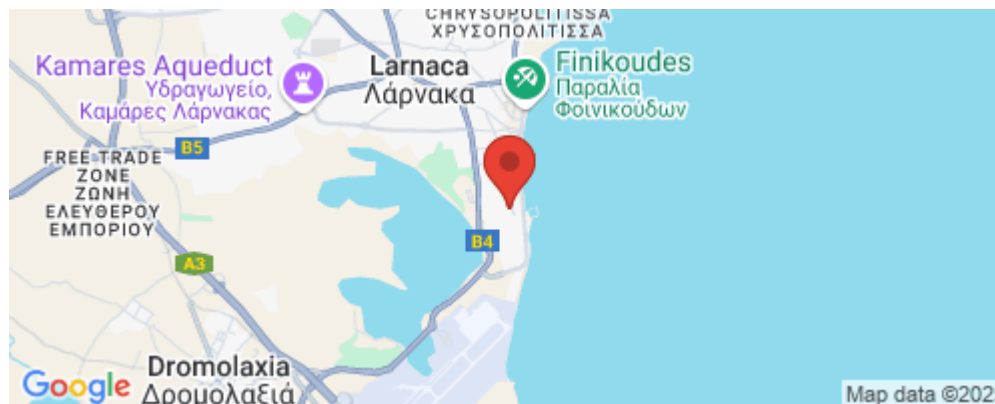


## 3 Bedroom Apartment for Sale in Larnaca District

Amazing, 3-Bedroom Duplex for sale in Makenzy, Larnaca. This outstanding apartment is situated with walking distance to the famous Makenzy beach, the fishing marina, Larnaca Marina, Larnaca Town Centre, amenities and entertainment facilities. Just a short drive to Larnaca International Airport.



Duplex for sale in Larnaca, Makenzy area. The Duplex is on the ground floor, with a spacious internal covered area of 233 sq.m It consists of a separate kitchen, big living-dining room, a main bathroom with walk in shower, 3 bedrooms.

### Property Info

Covered Area  
Heating  
Air Conditioning

**233**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **50334**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **2**

### Amenities

- Guest WC

### Location

Region: **Larnaca**  
Coordinates: **34.90005627175 / 33.635637113953**

## Price: €380 000 + VAT

VAT for this property is **€37,951** or **€72,200**. 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>~€11 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€1 631.00/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

€380 000 on Feb 7, 2025





