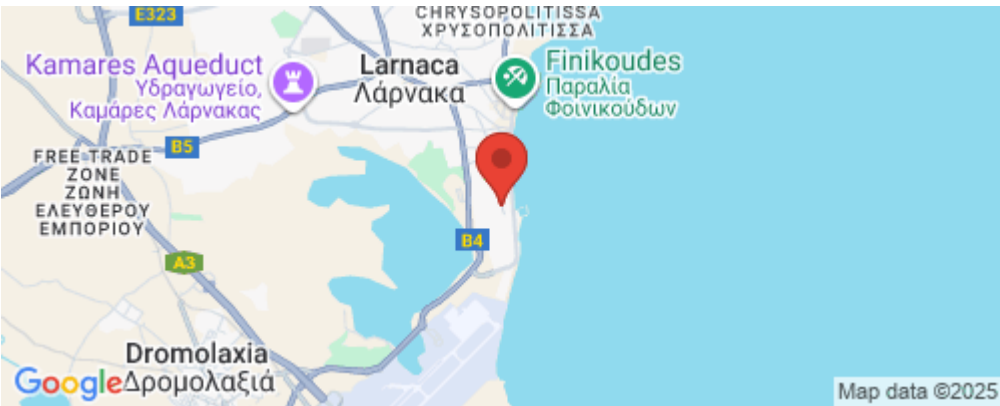


2 Bedroom Apartment for Sale in Larnaca District

Fully renovated, two bedrooms apartment for sale in Makenzy, Larnaca. Close to amenities which include Greek and English Schools, sporting facilities, Saint Lazarus church and few steps walking distance to the famous beach of Makenzy and the promenade of Phoinikoudes. A 5-minute drive to Larnaca International Airport.



Apartment for sale in the Makenzy area. It comprises of an open plan kitchen, living room/dining room as an open space, two bedrooms and one bathroom with shower and covered veranda.

The apartment is currently vacant, making it an ideal option for either short-term or long-term rental, or for private use.

Title Deed Available.

Extra: A/C, Elevato...

| Property Info    |                | Plot / Area Info |              | Additional info  |           |
|------------------|----------------|------------------|--------------|------------------|-----------|
| Covered Area     | 51             | Parking          | Covered, Yes | Reference Number | 50794     |
| Air Conditioning | All rooms, Yes |                  |              | Property type    | Apartment |
|                  |                |                  |              | Condition        | Pre-Owned |
|                  |                |                  |              | Bathrooms        | 1         |

AmenitiesLocation



**Price: €195 000 + VAT**

VAT for this property is **€9,750** or **€37,050**. 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>~€4 400.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 824.00/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**

€195 000 on Mar 7, 2025







