

### 3 Bedroom Apartment for Sale in Larnaca District

3-Bedroom Apartment in Makenzy, Larnaca

This spacious 3-bedroom apartment is part of an exclusive four-story residential development located in the vibrant Makenzy area of Larnaca. Designed with modern living in mind, the apartment offers a functional open-plan layout with expansive interiors, ideal for both families and professionals seeking comfort, style, and practicality.

Constructed to Class A energy efficiency standards, the apartment is equipped with thermal insulation, double-glazed windows, and energy-saving systems that contribute to reduced energy costs and enhanced year-round living comfort. Premium materials and high-quality finishes are used throughout the inte...

#### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>111</b> |
| Covered Veranda        | <b>20</b>  |
| Floor Number           | <b>2</b>   |
| Total Number of Floors | <b>4</b>   |
| Energy Efficiency      | <b>A</b>   |

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>236140</b>    |
| Property type     | <b>Apartment</b> |
| Construction Year | <b>2026</b>      |
| Bathrooms         | <b>3</b>         |

#### Amenities

- Parking

#### Location

Region: **Larnaca**

## Price: €305 000 + VAT

VAT for this property is **€15,250** or **€57,950**. 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>~€8 800.00</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 748.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€260 000 on Apr 11, 2025

€305 000 on Feb 17, 2026

