

### 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>
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## Price change history

€260 000 on Apr 11, 2025

€305 000 on Feb 17, 2026

