

### 3 Bedroom Apartment for Sale in Larnaca District

3-Bedroom Penthouse with Rooftop Terrace – Makenzy, Larnaca

Occupying the top level of a premium low-rise building, this exceptional 3-bedroom penthouse offers the ultimate in luxury urban living. Situated in the highly desirable Makenzy neighborhood, the residence features spacious indoor areas, private outdoor terraces, and panoramic city and sea views.

The penthouse boasts a modern open-plan kitchen and living area, three generously sized bedrooms including a master with en-suite, and high-end finishes throughout. A standout feature is the expansive private rooftop terrace, perfect for outdoor dining, entertaining, or relaxing under the Mediterranean sky. Provisions for...

#### Property Info

Covered Area	<b>112</b>
Covered Veranda	<b>20</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number	<b>236143</b>
Property type	<b>Apartment</b>
Construction Year	<b>2026</b>
Bathrooms	<b>4</b>

#### Amenities

- Parking

#### Location

Region: **Larnaca**

## Price: €355 000 + VAT

VAT for this property is **€17,750** or **€67,450**. 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>~€10 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 170.00/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

€325 000 on Apr 11, 2025

€355 000 on Feb 17, 2026

