

## 2 Bedroom Apartment for Sale in Larnaca - Makenzy

Stunning Sea View Apartment – Ideal for Holidays, Investment, or Permanent Living ✖

Experience the perfect blend of comfort, convenience, and coastal charm with this spacious 2-bedroom, 2-bathroom apartment located in the highly sought-after Makenzy area. Situated just 50 meters from the sea and within easy walking distance to popular restaurants and cafés, this 6th-floor residence offers breath taking panoramic sea views.

Designed with a modern and functional layout, the apartment provides a total covered area of 132 sqm, making it ideal for both relaxed holiday escapes and year-round living.

- Located on the 6th floor
- Spectacular unobstructed s...

### Property Info

Covered Area **95**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **1701**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **2**  
 View **Sea view**

### Amenities

- Balcony

### Location

**Location:** Larnaca - Makenzy Region: **Larnaca**  
**Coordinates: 34.901883831908 / 33.636952388792**

## Price: €560 000 + VAT

VAT for this property is **€28,000** or **€106,400**. 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>~€19 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 895.00/m<sup>2</sup></b>		

## Representative: IPN Cyprus

Registration number	<b>759</b>	Email	<b>info@ipncyprus.com</b>
License number	<b>254/E</b>	Legal name	<b>N/A</b>
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## Price change history

€580 000 on May 1, 2025

€560 000 on Jun 6, 2025







