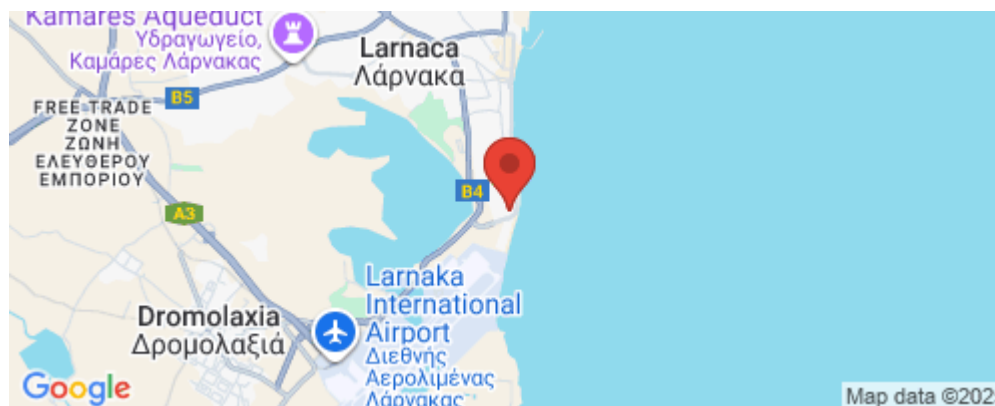


## 2 Bedroom Apartment for Sale in Larnaca District

Sea View, 2 Bedroom Modern Apartment with Common Pool in Makenzy Beach Area. This outstanding project is situated with walking distance to the famous Makenzy beach, the fishing marina, the promenade, Larnaca Marina, Larnaca Town Centre, amenities and entertainment facilities. A short distance from Saint Lazarus church and a short drive to Larnaca International Airport.



Apartment for sale in Larnaca, Makenzy area. The property consists of 2 bedrooms, open plan kitchen, living room, 1 family bathroom and w.c, an en-suite shower at the master bedroom, big covered veranda with amazing sea view and views of the pool, covered parking and storage.

It is a unique project consisting ...

### Property Info

Covered Area **82**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **51469**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **2**  
View **Sea view**

### Amenities

- Balcony

### Location

Region: **Larnaca**  
Coordinates: **34.892752988946 / 33.637367162317**

**Price: €450 000 + VAT**

VAT for this property is **€22,500** or **€85,500**. 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>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 488.00/m<sup>2</sup></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>
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**Price change history**

€450 000 on May 1, 2025





