

## 2 Bedroom Apartment for Sale in Larnaca District

Dazzling, Two Bedroom Apartment for Sale in Makenzy area, Larnaca. Amazing location, within walking distance to the beach, coffee shops, bars, restaurants etc. Only 5 minutes away from Larnaca Town Center. Easy access to amenities such as supermarket, shops, banks etc. A 4-minute drive to Larnaca International Airport. Easy access to Larnaca, Nicosia motorway. 

Apartment for Sale in Makenzy area, Larnaca. This beautiful apartment consists of an open space kitchen and living room with dining area, two bedrooms, one guest toilet, en-suite bathrooms in both bedrooms, 3wc, covered veranda, storage room and covered parking. The property also has provision for A/C and provision for centr...

### Property Info

Covered Area **87**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **35830**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **Sea view**

### Amenities

- Elevator

### Location

Region: **Larnaca**  
 Coordinates: **34.8946336 / 33.6372114**

## Price: €585 000 + VAT

VAT for this property is **€29,250** or **€111,150**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 724.00/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>                          |
| Phone: <b>+35724003723</b> |              |            |                                     |

## Price change history

€485 000 on May 4, 2025  
 €585 000 on Jan 10, 2026



