

## 2 Bedroom Apartment for Sale in Larnaca District

Renovated, two bedrooms apartment for sale walking distance to the beach in Makenzy. Close to amenities which include Greek and English Schools, sporting facilities, Saint Lazarus church and few steps walking distance to the famous beach of Makenzy and the promenade of Phoinikoudes. A 5-minute drive to Larnaca International Airport.



Apartment for sale in the Makenzy area. It comprises of an open plan kitchen, living room/dining room as an open space, two bedrooms and one bathroom with a shower and a covered veranda.

Title Deed Available.

### Property Info

### Plot / Area Info

### Additional info

Covered Area **63**  
Air Conditioning **All rooms, Yes**

Reference Number **51792**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

### Location

Region: **Larnaca**  
Coordinates: **34.892875 / 33.634325**

## Price: €239 000 + VAT

VAT for this property is **€11,950** or **€45,410**. 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>~€6 160.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 794.00/m²</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: +35724003723 |              |            |                                     |

## Price change history

€239 000 on May 29, 2025











