

## 3 Bedroom Apartment for Sale in Larnaca - Makenzy

Reference ID: #SA32661 Price details: €480,000 +VATA luxurious building, situated at only 2 minutes from Mackenzie beach in one of the most prestigious and touristic areas in Larnaca, at a walking distance from restaurants and cafes. Project Details: High-End Residential Project 1 & 3 Bedroom Apartments Penthouse Apartments with Roof Terrace 2 minutes from Mackenzie Beach Walking Distance from Restaurants & Cafes Located in the Best Touristic Area in Larnaca Energy Efficiency Category Easy access to the beach Outdoor activities and water sports available Few minutes away from Larnaca International Airport Covered area: 110 sq.m. Covered veranda: 21 sq.m. PLUS V.A.T X

### Property Info      Plot / Area Info

Covered Area **131**

Floor Number **1**

### Additional info

Reference Number **SA32661**  
Property type **Apartment**  
Condition **Under Construction**  
Construction Year **2024**  
Bathrooms **2**

### Amenities      Location

**Location:** Larnaca - Makenzy

Region: **Larnaca**

Coordinates: **34.893369809558 / 33.63477907471**

## Price: €480 000 + VAT

VAT for this property is **€24,000** or **€91,200**. 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 Price per SQM	<b>None</b> <b>€3 664.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€480 000 on Jun 17, 2025

