

## 2 Bedroom Apartment for Sale in Larnaca - Makenzy

Located only 100 meters away from the shores of Larnaca, and surrounded by local minimarkets, restaurants and coffee shops, the unique design of the project will change the look of the whole area. This project is a gated community with a swimming pool overlooking the beach and with a sea view from all apartments. Other features: • Areas starting 70 sqm • 1,2 & 3 bedroom apartments • Common swimming pool • Penthouse with swimming pool • Covered & underground parking spaces • Concierge 24/7 • Close to the beach • 5 mins from Larnaca Airport The Project has EPC certificate with "B" Energy Efficiency Rating ✖

### Property Info

### Plot / Area Info

Covered Area **128**

Covered Veranda **45**

### Additional info

Reference Number **L55-A001**

Property type **Apartment**

Condition **Pre-Owned**

### Amenities

### Location

**Location:** Larnaca - Makenzy

Region: **Larnaca**

Coordinates: **34.8929141 / 33.6373392**

## 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>€4 375.00/m<sup>2</sup></b>		

## Representative: Cyprus Developers Alliance (CDA Group)

Registration number	<b>Registration number 591</b>	Email	<b>sales@cyprus-alliance.com</b>
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## Price change history

€560 000 on Sep 16, 2025



