

## 2 Bedroom Apartment for Sale in Larnaca - Makenzy

Reference ID: #SA31877 Price details: €600,000 +VAT  
New luxury Penthouses at a development located just a few meters from the Famous Mackenzy Beachfront. The project will compose of fifteen spacious apartments of two bedroom and two bathroom from the 1st and 4th floor of the project. The fifth floor of the project are apartments with two bedrooms and three bathrooms each with spacious covered and uncovered balconies which sole purpose is to secure and maximise the comfortable and private quality of life of its apartment owners. Each penthouse will also have a roof garden of around 60 sqm. Each apartment will benefit from a parking bay and storage room on the ground floor. The project is char... X

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>101</b>            |
| Covered Veranda        | <b>23</b>             |
| Floor Number           | <b>5</b>              |
| Total Number of Floors | <b>5</b>              |
| Furnishing             | <b>Unfurnished</b>    |
| Energy Efficiency      | <b>N/A</b>            |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                       |
|---------|-----------------------|
| Pool    | <b>Common, Yes</b>    |
| Parking | <b>Uncovered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA31877</b>            |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2024</b>               |
| Bathrooms         | <b>3</b>                  |
| View              | <b>Sea view</b>           |

### Amenities

- Storage room

### Location

**Location:** Larnaca - Makenzy **Region:** Larnaca  
Coordinates: **34.893738118085 / 33.634421062027**

## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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<br>Price per SQM | <b>None</b><br><b>€5 941.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## 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

€600 000 on Oct 19, 2023



