

### 3 Bedroom Apartment for Sale in Larnaca - Makenzy

Reference ID: #SA30263 Price details: €645,000 +VAT Coming soon in the most famous area of Larnaca, the project will include 1-bedroom apartments and a 3-bedroom penthouse with a large roof terrace. The project is ideal for short-term rental as it is strategically located near public amenities and next to renowned restaurants and cafes. • 6 Floors • 12 x 1-Bedroom Apartments • 1 x 3-Bedroom Apartment • 1 x 3-Bedroom Penthouse with Large Roof Terrace • 90 meters from Mackenzie Beach • Close to Restaurants & Cafes • Ideal for Short-Term Rental • Investment Opportunities with High Return • Project Status: Understudy • Delivery Date: 15 months from construction start date Covered... ✖

#### Property Info

Covered Area **145**  
 Covered Veranda **42**  
 Floor Number **6**  
 Furnishing **Unfurnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **No**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **SA30263**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2025**  
 Bathrooms **3**

#### Amenities

- Storage room

#### Location

**Location:** Larnaca - Makenzy      Region: **Larnaca**  
 Coordinates: **34.893240588643 / 33.636126977593**

## Price: €645 000 + VAT

VAT for this property is **€32,250** or **€122,550**. 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>€4 448.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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## Price change history

€585 000 on Oct 19, 2023

€645 000 on Mar 13, 2025

