

### 3 Bedroom Apartment for Sale in Larnaca District

Excellent Location Three-Bedroom Apartment in Makenzy, Larnaca. Ideally located in the sought-after Makenzy area, close to a wide range of amenities including Greek and English schools, sporting facilities, restaurants, cafés, and the municipal park with its library and theatre. The property is within walking distance to the beach, Larnaca Marina, and the promenade, while also being just 500 meters from the Medieval Castle of Larnaca. In addition, Larnaca International Airport can be reached in only a 5-minute drive.



The apartment was built in 1996 and has been renovated, offering a covered area of 77 sq.m., an 18 sq.m. covered veranda, and a 13 sq.m. uncovered veranda. It compris...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**77**

Heating

**Central Heating, Yes**

Air Conditioning

**All rooms, Yes**

Parking

**Covered, Yes**

Reference Number

**56157**

Property type

**Apartment**

Condition

**Pre-Owned**

Bathrooms

**1**

View

**City view**

#### Amenities

- Balcony

#### Location

Region: **Larnaca**

Coordinates: **34.910203805689 / 33.635599457674**

## Price: €280 000 + VAT

VAT for this property is **€14,000** or **€53,200**. 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	<b>~€7 800.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 636.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€280 000 on May 28, 2026





