



#10772

# Modern 2-Bedroom Apartment in Makenzie, Larnaca – Prime Investment Opportunity (10772)

📍 Makenzie, Larnaca

**€440,000** +VAT







# Overview

## Specifications

Bedrooms

 **2**


Bathrooms

 **2**

Covered

 **84 m<sup>2</sup>**

Type	<b>Apartment</b>
Toilets	<b>2</b>
Status	<b>Off plan</b>
Year of construction	<b>2027</b>
Furnished	<b>Unfurnished</b>

Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Communal charge frequency	<b>Monthly</b>
Energy efficiency rating	 <b>A</b>

## Description

Modern 2-Bedroom Apartment in Makenzie, Larnaca – Prime Investment Opportunity (10772)

? Price: €440,000 + VAT

? Location: Makenzie, Larnaca (Just 200m from the Beach)

? Status: Off Plan | Completion Date: February 28, 2027

? Covered Area: 84 m<sup>2</sup> + 22.2 m<sup>2</sup> Covered Veranda & Uncovered Veranda 9.6m<sup>2</sup>

? Building: 6 Floors | Total Apartments: 18

Property Features:

? 5th Floor Apartment – Modern, open-plan design

? 2 Bedrooms | 2 Bathrooms | 1 Living Room | 1 Kitchen

? High Energy Efficiency (A-Class) – Thermal insulation & energy-efficient doors/windows

? Aluminium Frames & Double Glazing – Ensuring durability & soundproofing

? Covered Parking & Storage Room

? CCTV & Gated Complex – Secure living environment

? Provision for A/C & Heating

? Solar Water Heater & Pressurized Water System

Prime Location & Convenience:

? Walking Distance to Beach – Only 200m from the Sea





This 3D rendering shows a modern apartment interior. The living area features a light-colored sofa, a round coffee table, and a fireplace. The dining area has a round table with four chairs. The kitchen includes a sink, stove, and refrigerator. The bedroom has a large bed, a dresser, and a closet. The bathroom has a bathtub and a toilet. The floor is made of light-colored tiles, and the walls are white.



# Additional information

## Facilities

Aircondition, Provision

Heating, Provision

Storage

Elevator

Parking, Covered

Gated complex

Solar water heater

## Features

Balcony

Ceramic tiles

Double glazing

Entrance gate

Granite countertops

Near amenities

Rental potential

Veranda

CCTV

Combined kitchen and dining area

Easy access to main roads

Entrance gate, automated

Investment opportunity

Open plan

Shower

Walking distance to beach

CCTV (provision)

Connected to electric mains

Energy efficient doors/windows

Fitted wardrobes

Modern design

Pressurized water system

Thermal insulation

## Distances

Amenities

 300 m

Airport

 5 km

Sea

 200 m

Public transport

 300 m


Schools

 1.2 km

## Contact us



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