



#10772

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

📍 Makenzie, Larnaca

€480,000 +VAT











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 2		 84 m <sup>2</sup>	
Type	Apartment				
Toilets	2				
Covered veranda	22.2 m <sup>2</sup>				
Status	Under construction				
Year of construction	2026				
Furnished	Unfurnished				
Structure	Concrete				
Facade	Concrete				
Communal charge frequency	Monthly				
Energy efficiency rating	 A				

## Description

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

- ? Price: €480,000 + VAT
- ? Location: Makenzie, Larnaca (Just 200m from the Beach)
- ? Status: Under Construction | Completion Date: September , 2026
- ? 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





## A 3D architectural rendering of a modern apartment floor plan. The layout includes a living area with a large beige sectional sofa, a coffee table, and a fireplace. A dining area features a round white table with four chairs. The kitchen has a black countertop, a sink, and a stove. A bedroom contains a large bed with a grey headboard and a white blanket. A bathroom is visible with a toilet and a sink. The floor is a mix of light wood-look planks and grey square tiles. A potted plant sits on the tiled area. The walls are white, and the overall aesthetic is clean and contemporary.



# 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



**Stavroula Michail**

 (+357) 99810880

 stavroulamichail.lextrus@gmail.com

