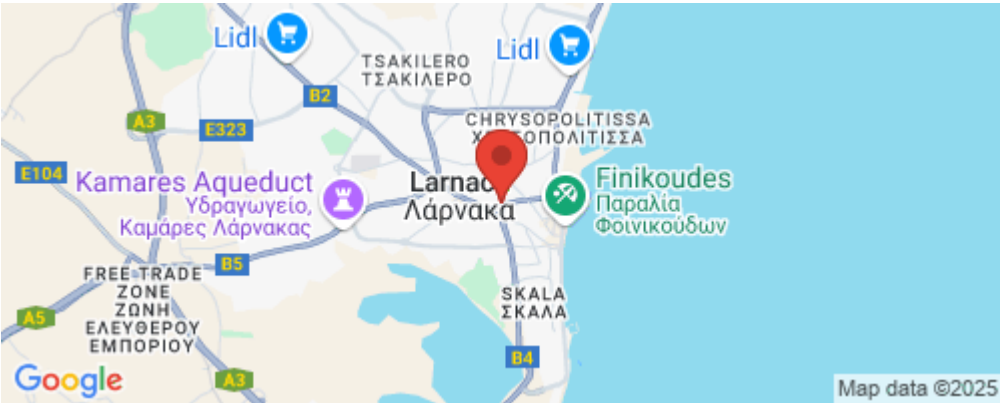


122m² Office for Rent in Larnaca District

Large 3-bed flat with Park Views for rent in American Academy area of Larnaca. Within walking distance to the center, amenities, supermarkets and entertainment facilities. A short drive to the airport. A place where residents can connect and network, where rest and relaxation go hand-in-hand with an urban lifestyle set amongst luxury facilities.



Flat for rent in Larnaca, in American Academy area walking distance from the centre. The property is in immaculate condition and comprises of 3 bedrooms, separate kitchen, large living/dining room, 1 bath, 2 wc, elevator, A/C units, balconies and kitchen appliances.

In addition, the flat comes unfurnished or optional furnished with ...

Property Info

Covered Area  
Air Conditioning

**122**  
**All rooms, Yes**

Plot / Area Info

Parking

**Covered, Yes**

Additional info

Reference Number  
Property type  
Condition  
Bathrooms  
View

**50519**  
**Office**  
**Pre-Owned**  
**1**  
**City view**

Amenities

- Guest WC

Location

Region: **Larnaca**  
Coordinates: **34.917070846554 / 33.627367547282**

## Price: €1 750 + VAT

VAT for this property is **€88** or **€333**. 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>~€26.25</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€14.00/m²</b> |                 |             |

## Representative: Kalogirou Real Estate

|                     |              |            |                                     |
|---------------------|--------------|------------|-------------------------------------|
| Registration number | <b>1104</b>  | Email      | <b>info@kalogirourealestate.com</b> |
| License number      | <b>569/E</b> | Legal name | <b>N/A</b>                          |
| Phone: +35724003723 |              |            |                                     |

## Price change history

€2 350 on Feb 16, 2025

€1 750 on Mar 28, 2025















