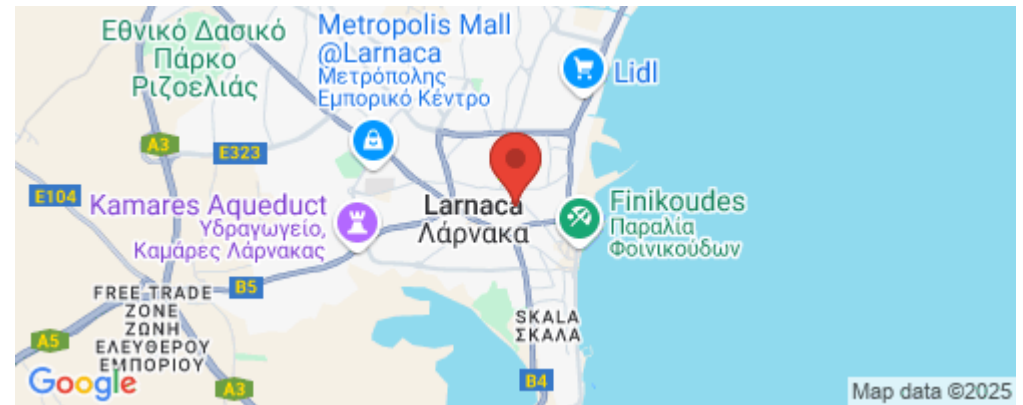


### 3 Bedroom Apartment for Sale in Larnaca District

Duplex, 3 bedroom, apartment, for sale in American Academy area, Larnaca Town. These (Smart) apartments are built according to high standards, with modern finishes and facilities. Within walking distance to Greek and English Schools, supermarket, shops, Larnaca Town Centre and other amenities. 1.1km from the beach and 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.



Duplex Apartment for sale in Larnaca, American Academy area. The property is on the sixth floor, consists of 3 bedrooms, open plan kitchen, living room, 1 bath, 1 shower en-suite, covered parki...

#### Property Info

Covered Area **98**  
 Covered Veranda **86**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **9064**  
 Property type **Apartment**  
 Condition **Brand New**  
 Construction Year **2022**  
 Bathrooms **1**

#### Amenities

- Elevator

#### Location

Region: **Larnaca**  
 Coordinates: **34.9201231 / 33.6275076**

## Price: €485 000 + VAT

VAT for this property is **€24,250** or **€92,150**. 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>€4 949.00/m<sup>2</sup></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: <b>+35724003723</b>			

## Price change history

€550 000 on Aug 9, 2024  
 €485 000 on Aug 21, 2024









