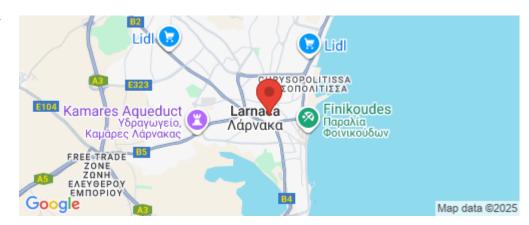


## 2 Bedroom Apartment for Sale in Larnaca District

Stylish and Unique, 2 bedroom apartments, for sale in American Academy area, Larnaca Town. It is a fresh and exclusive residential investment opportunity situated in a prime location in the centre of Larnaca. This fusion of luxury design apartments and surrounding natural beauty is in close proximity to many amenities, making it the ideal opportunity to invest in a prime and future-proof real estate, with high resale and rental value.



Apartments for sale in Larnaca, American Academy area. The property consists of 2 bedrooms, open plan kitchen, living room, 1 bath, 1 shower en suite, 2wc, smart parking, storage, 18.6 sq.m covered veranda, provision for a/c.

The building compr...

Property Info		Plot / Area Info		Additional info	
Covered Area	92			Reference Number	19205
Furnishing	Unfurnished	Parking	Covered Ves	Property type	<b>Apartment</b>
Heating	Central Heating, Yes		Covered, Yes	Condition	<b>Brand New</b>
Air Conditioning	All rooms, Yes			Bathrooms	1

Amenities Location

• Elevator Region: Larnaca

Coordinates: **34.918924811381** / **33.624918038211** 



Price: €395 000 + VAT

VAT for this property is €19,750 or €75,050. 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	Excluded	Title transfer fee	None	Common ovnences	None
		Price per SQM	€4 293.00/m <sup>2</sup>	Common expenses	None

## Representative: Kalogirou Real Estate

Registration number	1104	Email	info@kalogirourealestate.com
License number	569/E	Legal name	N/A

Phone: **+35724003723** 

## **Price change history**

€340 000 on Aug 9, 2024 €395 000 on Nov 30, 2024







