


## 2 Bedroom Apartment for Sale in Larnaca District

Lovely, Two Bedroom Apartment in American Academy area, Larnaca. The property is located within close proximity to an abundance of amenities including sporting facilities, schools, supermarkets, banks, entertainment facilities and restaurants. Just a short drive to Larnaca Town Centre, Finikoudes beach and the new Larnaca International Airport. 

Apartment for sale in Larnaca, American Academy area. Property consists of two bedrooms, open kitchen, living and dining area, one bath, 1wc.

The property is fully equipped with electrical appliances and has an AC Unit in the living area.

Apartment is currently Rented at 500 Euros per month.

Title Deeds available.

### Property Info

Covered Area	<b>56</b>
Furnishing	<b>Partially furnished</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>42891</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>
View	<b>City view</b>

### Amenities

- Balcony

### Location

Region: **Larnaca**  
 Coordinates: **34.919326584803 / 33.62572747642**

## Price: €124 950 + VAT

VAT for this property is **€6,248** or **€23,741**. 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>~€2 273.75</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 231.00/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>
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## Price change history

€124 950 on Aug 9, 2024



