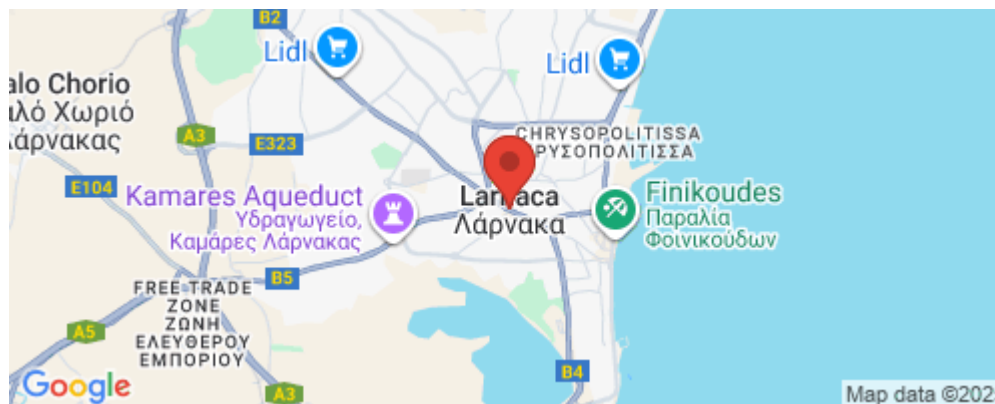


## 3 Bedroom Apartment for Sale in Larnaca District

Lovely, Three Bedroom Apartment in American Academy area, Larnaca. The apartment building is within close proximity to all amenities such as schools, supermarket, banks, entertainment facilities etc. Just a short drive to Larnaca Town Centre, the beach and the new Larnaca International Airport. It is only a 5-minute drive from Larnaca Promenade, Pattichio Municipal Theatre and the main shopping centre as well as being perfectly placed within close reach to other amenities such as the Larnaca Cinemas, schools, supermarkets, Larnaca New Hospital, restaurants.



Apartment for sale in American Academy area, Larnaca. The apartment is located on the first floor, has spacious internal cover...

### Property Info

Covered Area **97**  
Furnishing **Furnished**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **960**  
Parking **Covered, Yes**

### Additional info

Reference Number **45208**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

- Guest WC

### Location

Region: **Larnaca**  
Coordinates: **34.9182222 / 33.6200625**

## Price: €200 000 + VAT

VAT for this property is **€10,000** or **€38,000**. 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>~€4 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 062.00/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: +35724003723			

## Price change history

€185 000 on Aug 9, 2024  
€200 000 on Apr 29, 2025

