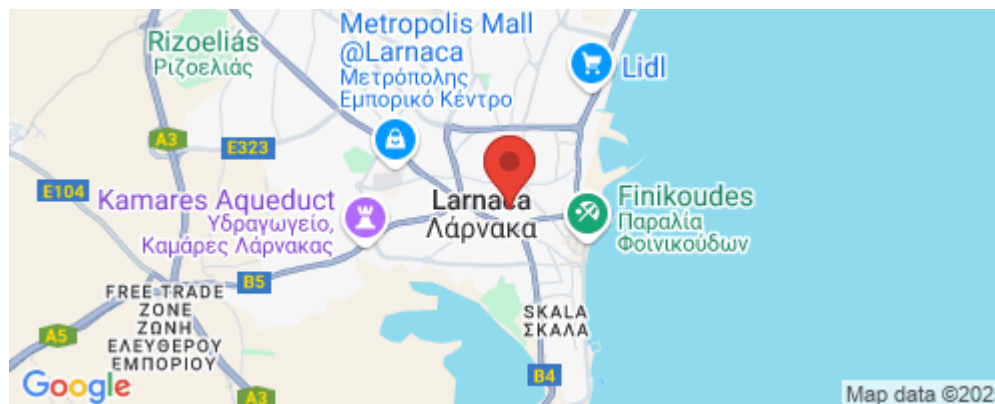


## 2 Bedroom Apartment for Sale in Larnaca District

Amazing, Two-Bedroom apartment in American Academy area, Larnaca. 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.



Apartment for sale in Larnaca, American Academy area. The property is on the 7th floor and consists of 2 bedrooms, open plan kitchen, living room, 1 bath, 1 shower en suite, 2wc, smart parking, storage, 19 sq.m covered veranda, provision for a/c.

The building comprises...

### Property Info

Covered Area	<b>87</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>45316</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>

### Amenities

- Elevator

### Location

Region: **Larnaca**  
 Coordinates: **34.918924811381 / 33.624918038211**

## Price: €610 000 + VAT

VAT for this property is **€30,500** or **€115,900**. 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>€7 011.00/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

€555 000 on Aug 9, 2024  
 €610 000 on Nov 30, 2024

