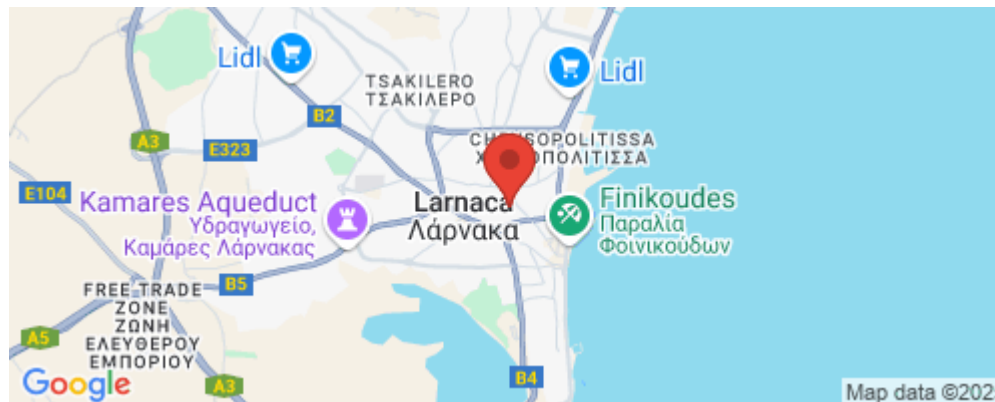


## 1 Bedroom Apartment for Sale in Larnaca District

Fully Renovated, 1 Bedroom Apartment for sale 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. Just a short drive to Larnaca Town Centre, Finikoudes beach and the new Larnaca International Airport.



Apartment for sale in Larnaca, American Academy area. The apartment is on the first floor. It consists of an open plan kitchen, living, dining area, a main bathroom, one bedroom and covered balcony.

Extra: Covered Veranda, Provision A/C, Parking

Title Deed available.

Property Info		Plot / Area Info		Additional info	
Covered Area	52	Parking	Covered, Yes	Reference Number	49515
Furnishing	Unfurnished			Property type	Apartment
Heating	Central Heating, Yes			Condition	Pre-Owned
Air Conditioning	All rooms, Yes			Bathrooms	1
Amenities		Location			
• Balcony		Region: Larnaca			
		Coordinates: 34.919433339943 / 33.628241633823			

## Price: €191 000 + VAT

VAT for this property is **€9,550** or **€36,290**. 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>~€4 240.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 673.00/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>
Phone: +35724003723			

## Price change history

€285 000 on Dec 1, 2024  
 €191 000 on Apr 1, 2025

