


## 2 Bedroom Apartment for Sale in Larnaca District

Stylish Two Bedroom Apartment for Sale in American Academy, Larnaca. It is a fresh and exclusive residential investment opportunity situated in a prime location in the centre of Larnaca. This fusion of modern design its 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 on the 3rd floor for sale in Larnaca, American Academy area. The property consists of an open plan living/dining area, kitchen, two bedrooms the master en-suite and a main bathroom. It offers spacious covered veranda of 13.35 sq m and access to private covered parking and storage on the ground floor.

**Price: €285 000 + VAT**

VAT for this property is **€14,250** or **€54,150**. 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>€3 701.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

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**Price change history**

€285 000 on Jan 23, 2025











