

## 2 Bedroom Apartment for Sale in Larnaca District

Dreaming, Two Bedroom Penthouse 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 6th 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 large covered veranda of 39 sq m on the roof top with amazing panoramic view and access to private covered pa...

### Property Info

Covered Area  
Air Conditioning

**94**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms  
View

**50174**  
**Apartment**  
**Brand New**  
**2**  
**City view**

### Amenities

- Balcony

### Location

Region: **Larnaca**  
Coordinates: **34.917733873705 / 33.623599721245**

## Price: €440 000 + VAT

VAT for this property is **€22,000** or **€83,600**. 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>€4 681.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€445 000 on Jan 23, 2025

€440 000 on Jul 25, 2025







