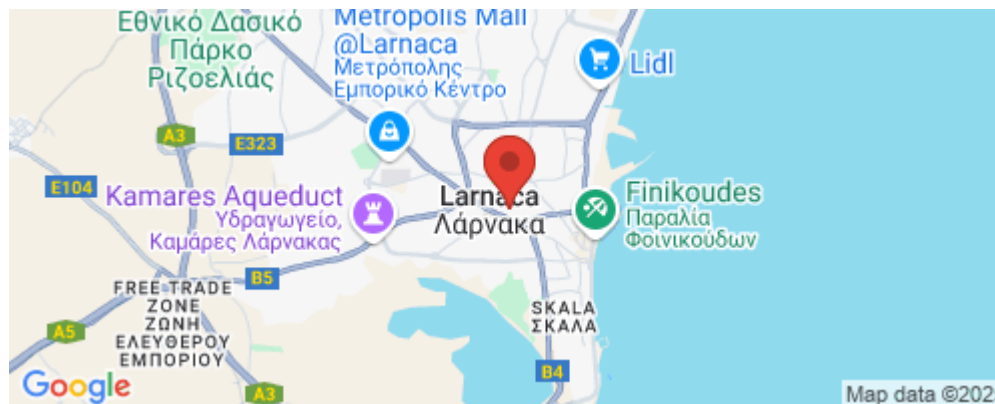


## 3 Bedroom Apartment for Sale in Larnaca District

Minimal 2+1 Bedrooms 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 for sale in Larnaca, American Academy area. The property consists of an open plan living/dining area, kitchen, two bedrooms the master en-suite, an extra room which can be used as a third bedroom and a main bathroom. It offers spacious front and back covered verandas and access to private covered parki...

### Property Info

Covered Area  
Air Conditioning

**105**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms  
View

**50191**  
**Apartment**  
**Brand New**  
**2**  
**City view**

### Amenities

- Balcony

### Location

Region: **Larnaca**  
Coordinates: **34.91834724863 / 33.62380802162**

**Price: €330 000 + VAT**

VAT for this property is **€16,500** or **€62,700**. 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>€3 143.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

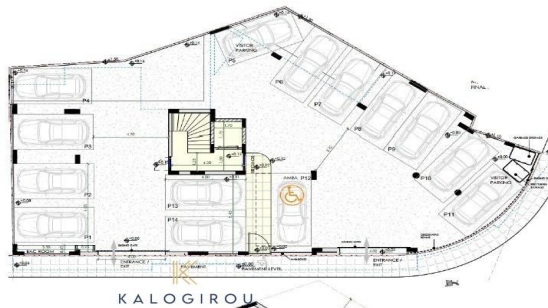
Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: +35724003723			

**Price change history**

€330 000 on Jan 24, 2025



Ground Floor



Floor Plan

FLOORS

1

