

### 3 Bedroom Apartment for Sale in Larnaca District

Second Floor, Three Bedroom Apartment for Sale in American Academy, Larnaca. It is located in central area, just minutes away from Finikoudes beach and within close proximity to schools, shops, supermarkets, restaurants etc. Key landmarks such as Municipal Park and Municipal Library are at a close distance. International airport of Larnaca is 15 minutes driving distance.



Apartment for sale in Larnaca, American Academy area. It consists of an open plan living/dining area, kitchen, three bedrooms, master bedroom en-suite, a main bathroom and covered veranda. It offers also a private covered parking and storage.

The flat is a part of a 4 storey development comprising of 8 units...

#### Property Info

Covered Area  
Air Conditioning

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

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **50193**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **City view**

#### Amenities

- Elevator

#### 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

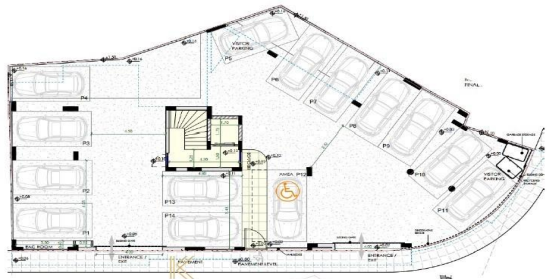
Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35724003723</b>			

## Price change history

€340 000 on Jan 24, 2025  
 €330 000 on Dec 17, 2025



Ground Floor



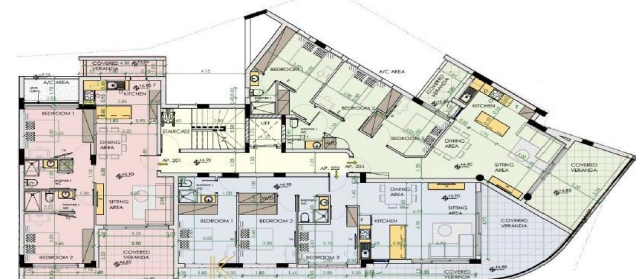
Floor Plan

FLOORS  
1



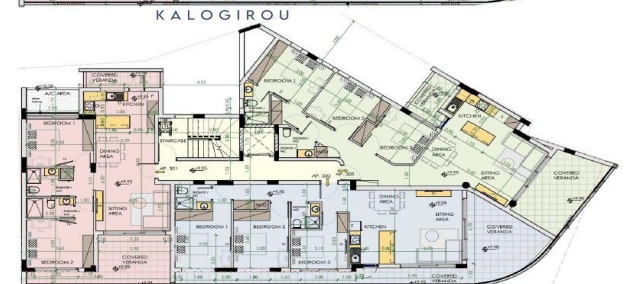
Floor Plan

FLOORS  
2



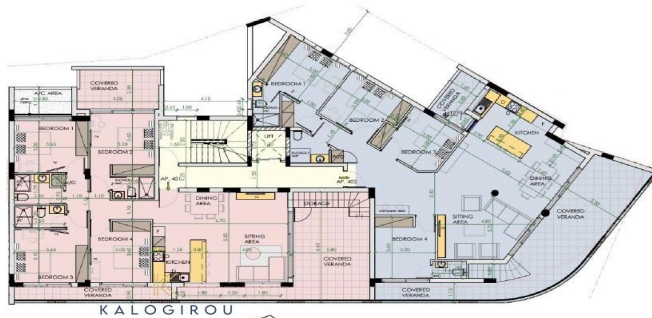
Floor Plan

FLOORS  
3



4<sup>th</sup> floor

PENTHOUSES



5<sup>th</sup> floor

ROOF GARDENS

