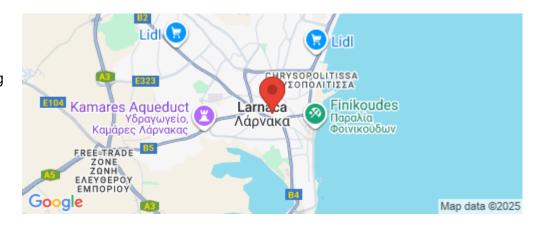


## **4 Bedroom Apartment for Sale in Larnaca District**

Minimal Top Floor Apartment with Roof Garden, 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 it's 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.



Top Floor Apartment for sale in Larnaca, American Academy area. The apartment has internal covered area of 144.30sq m. It consists of an open plan living/dining area, kitchen, four bedrooms two of them en-suite and a main bathroom. It offers spacious front and back covered verandas and access to...

Property Info		Plot / Area Info		Additional info	
Covered Area Air Conditioning	146 All rooms, Yes	Parking <b>Cov</b>		Reference Number	50196
				Property type	<b>Apartment</b>
			Covered, Yes	Condition	<b>Brand New</b>
				Bathrooms	4
				View	City view

Amenities Location

• BBQ zone Region: **Larnaca** 

Coordinates: **34.91834724863** / **33.62380802162** 



Price: €620 000 + VAT

VAT for this property is €31,000 or €117,800. 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.

2/4

VAT	Excluded	Title transfer fee	None	Common evnences	None
		Price per SOM	€4 247.00/m <sup>2</sup>	Common expenses	None

## Representative: Kalogirou Real Estate

Registration number 1104 Email info@kalogirourealestate.com
License number 569/E Legal name N/A

Phone: **+35724003723** 

## **Price change history**

€620 000 on Jan 24, 2025







4<sup>th</sup> floor

PENTHOUSES

5<sup>th</sup> floor

