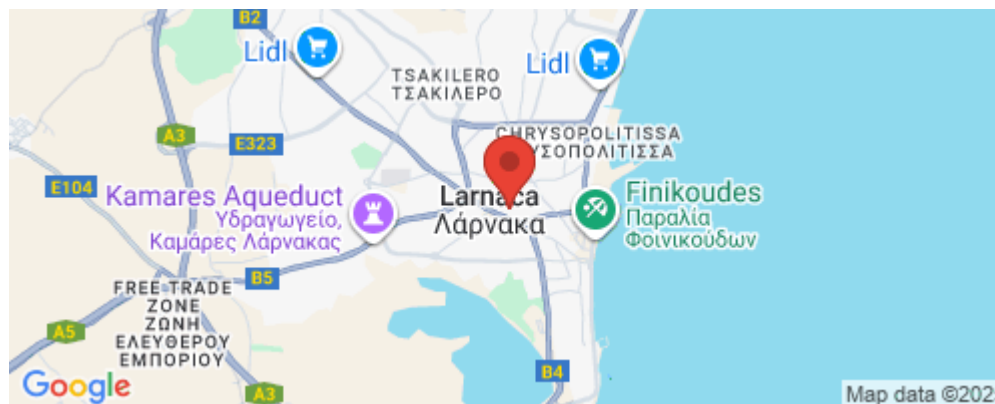


## 4 Bedroom Apartment for Sale in Larnaca District

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

Covered Area  
Air Conditioning

**146**  
**All rooms, Yes**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
Bathrooms  
View

**50196**  
**Apartment**  
**Brand New**  
**4**  
**City view**

### Amenities

- BBQ zone

### Location

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.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 247.00/m²</b>		

## Representative: Kalogirou Real Estate

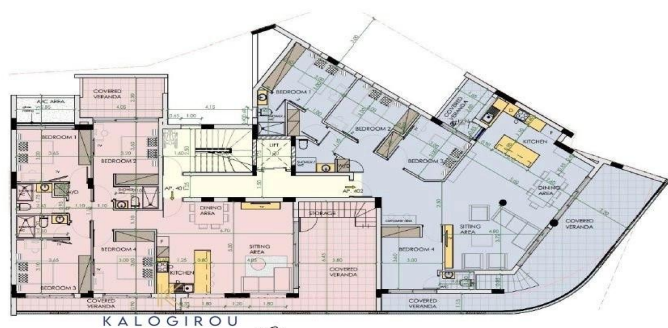
Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: +35724003723			

## Price change history

€620 000 on Jan 24, 2025



4<sup>th</sup> floor  
PENTHOUSES



5<sup>th</sup> floor  
ROOF GARDENS

