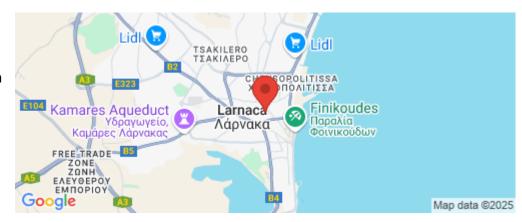


## 2 Bedroom Apartment for Sale in Larnaca District

Fully Renovated, 2 Bedroom Apartment for sale in American Academy area, Larnaca. The property is located within close proximity to an abundance of amenities including sporting facilities, schools, supermarkets, banks, entertainment facilities. Just a short drive to Larnaca Town Centre, Finikoudes beach and the new Larnaca International Airport.



Apartment for sale in Larnaca, American Academy area. The apartment is on the first floor. It consists of a living room with dining area, separate kitchen, a main bathroom, two bedrooms, covered and uncovered balcony. The property has access to a parking space.

Extra: Covered & Uncovered Veranda, Provision A/C, Parking

Titl...

Property Info		Plot / Area Info		Additional info	
Covered Area Heating Air Conditioning	78 Central Heating, Yes All rooms, Yes	Parking	Covered, Yes	Reference Number Property type Condition Bathrooms	51136 Apartment Pre-Owned 1

Amenities Location

• Balcony Region: Larnaca

Coordinates: 34.919433339943 / 33.628241633823



Price: €254 000 + VAT

VAT for this property is €12,700 or €48,260. 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 Excluded Title transfer fee  $\sim 6760.00$  Common expenses None  $\approx 3256.00/m^2$ 

## Representative: Kalogirou Real Estate

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

Phone: **+35724003723** 

## **Price change history**

€254 000 on Apr 1, 2025











2-Bedroom Apartments Ideal for young couples or professionals.