

## 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	<b>78</b>		Reference Number	<b>51136</b>
Heating	<b>Central Heating, Yes</b>	Parking	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>		Condition	<b>Pre-Owned</b>
				<b>1</b>
Amenities	Location			
• Balcony	Region: <b>Larnaca</b> Coordinates: <b>34.919433339943 / 33.628241633823</b>			

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>~€6 760.00</b> <b>€3 256.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€254 000 on Apr 1, 2025



2-Bedroom Apartments  
Ideal for young couples or professionals.