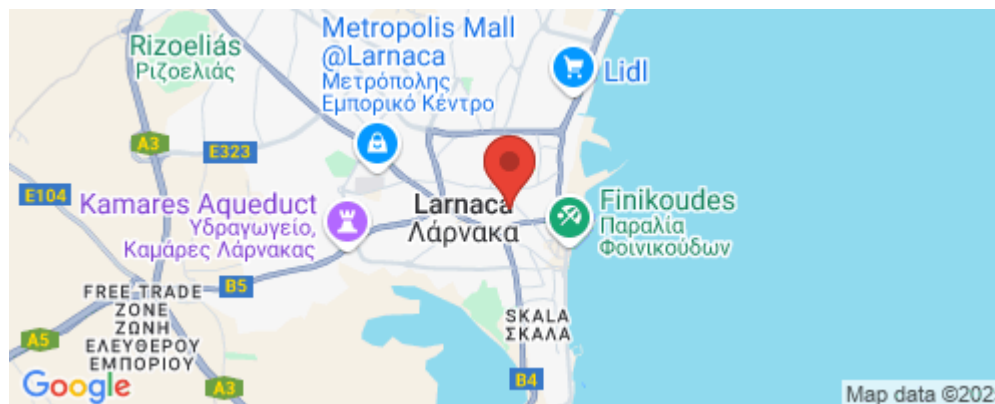


## 1 Bedroom Apartment for Sale in Larnaca District

Top Floor, One 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 third floor and is fully renovated. It consists of an open plan kitchen, living, dining area, a main bathroom, one bedroom and covered balcony. In addition, the property has access to a covered parking and storage.

Extra: Covered Veranda, Provision A/C, Parking<...

### Property Info

Covered Area  
Heating  
Air Conditioning

**52**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **51139**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

- Balcony

### Location

Region: **Larnaca**  
Coordinates: **34.919433339943 / 33.628241633823**

## Price: €195 000 + VAT

VAT for this property is **€9,750** or **€37,050**. 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>~€4 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 750.00/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

€195 000 on Apr 1, 2025

