

### 3 Bedroom Apartment for Sale in Larnaca District

Exclusive, Top Floor, Three Bedroom Apartment in American Academy area, Larnaca. This Absolutely astounding property is located within close proximity to an abundance of amenities including sporting facilities, schools, supermarkets, banks, entertainment facilities etc. Just a short drive to Larnaca Town Centre, Finikoudes beach and the Larnaca International Airport.



Apartments for sale in American Academy area, Larnaca Town. The property consists of three bedrooms, open plan kitchen, living and dining area, three shower en-suite, 4WC, covered parking and 104 sq.m. of veranda and roof garden. The penthouse also offers features like false ceilings with spotlights, underfloor heating...

#### Property Info

Covered Area  
Heating  
Air Conditioning

**141**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **34752**  
Property type **Apartment**  
Condition **Brand New**  
Bathrooms **3**

#### Amenities

- Elevator

#### Location

Region: **Larnaca**  
Coordinates: **34.918647484754 / 33.628573490623**

## Price: €1 000 000 + VAT

VAT for this property is **€50,000** or **€190,000**. 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>€7 092.00/m<sup>2</sup></b>		

## Representative: Kalogirou Real Estate

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
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## Price change history

€1 000 000 on Apr 8, 2025



