

### 3 Bedroom Apartment for Sale in Larnaca District

Unique, 3 rooms on roof apartment, for sale in American Academy area, Larnaca. It is a fresh and exclusive residential investment opportunity situated in a prime location of Larnaca. This fusion of luxury design apartments and surrounding natural beauty is 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.



Apartments for sale in Larnaca, American Academy area. The property consists of three bedrooms and two rooms on roof, open plan kitchen, living room, one en suite shower in the master bedroom, one common bath with wc, private parking, storage, 45 sq.m covered veranda, 36sq.m o...

#### Property Info

Covered Area **118**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **41078**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

#### Amenities

- Balcony

#### Location

Region: **Larnaca**  
 Coordinates: **34.919151519464 / 33.624567339742**

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>€4 661.00/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>
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## Price change history

€570 000 on Apr 8, 2025  
 €550 000 on Jun 28, 2025







