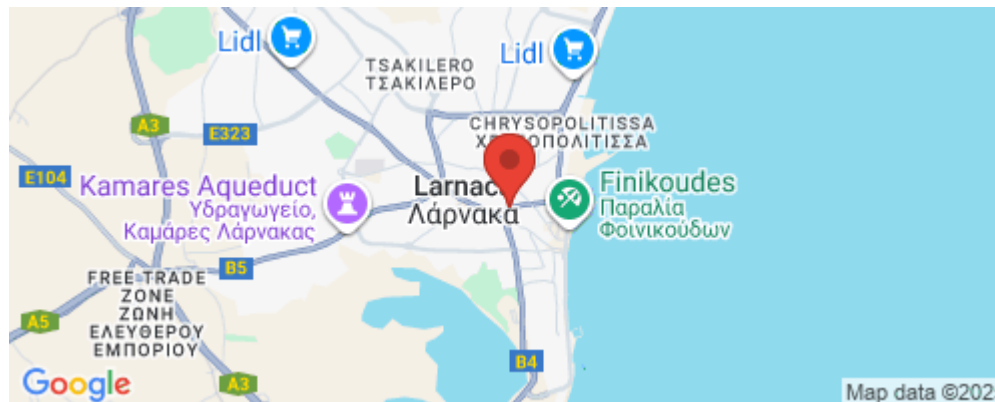


## 2 Bedroom Apartment for Sale in Larnaca District

Renovated two bedrooms 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. Property consists of two bedrooms, separate kitchen, living and dining area, one main bathroom with wc, and large covered verandas.

Title Deeds available.

### Property Info

Covered Area **87**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **40744**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **1**  
View **City view**

### Amenities

- Balcony

### Location

Region: **Larnaca**  
Coordinates: **34.917168949529 / 33.627957023943**

**Price: €165 000 + VAT**

VAT for this property is **€8,250** or **€31,350**. 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>~€3 275.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€1 897.00/m²</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**

€185 000 on Apr 11, 2025

€168 000 on May 28, 2025

€165 000 on Aug 15, 2025





